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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Charles O. Tidmore

(Address) 205 Alston Farm Rd.  
Columbiana, AL 35051

This instrument was prepared by: MIKE T. ATCHISON  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Joe L. Tidmore and wife, Brenda B. Tidmore; and  
Charles O. Tidmore and wife, Joyce V. Tidmore  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Charles O. Tidmore and wife, Joyce V. Tidmore

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way, and permits of record.

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SHELBY COUNTY JUDGE OF PROBATE  
003 MSB 19.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 26<sup>th</sup> day of February, 2002.

~~WITNESS~~

Joe L. Tidmore (Seal)  
Joe L. Tidmore (Seal)

Brenda B. Tidmore (Seal)  
Brenda B. Tidmore

Charles O. Tidmore (Seal)  
Charles O. Tidmore (Seal)

Joyce V. Tidmore (Seal)  
Joyce V. Tidmore

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joe L. Tidmore, Brenda B. Tidmore, Charles O. Tidmore, and Joyce V. Tidmore whose name<sup>S</sup> are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of February, A. D., ~~19~~ 2002.

Janet F. Pearson  
Notary Public.  
my commission expires: 10/16/04

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL I:

An undivided 1/4th interest in and to the following described property:  
The NW 1/4 of SW 1/4, Section 31, Township 20 South, Range 1 West, Shelby County, Alabama.

PARCEL II:

All that part of the SE 1/4 of the SE 1/4 of Section 21, Township 21 South, Range 1 West, lying East of Shelby County Road No. 26.  
Also, all that part of the NE 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 1 West, lying East of Shelby County Road No. 26 and North of Shelby County Road No. 70.  
Mineral and mining rights excepted.

PARCEL III:

A parcel of land situated in the West 1/2 of the Southwest 1/4 of Section 21, Township 21 South, Range 1 West, and in the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the SW 1/4 of Section 21, Township 21 South, Range 1 West; thence run East along the South line of said 1/4 Section 55.25 feet to a gravel road; thence 53 degrees 00 minutes left run 72.0 feet to the center of said road and the point of beginning; thence 9 degrees 40 minutes 40 seconds left run along said road 82.73 feet; thence 5 degrees 01 minutes 07 seconds left run along said road 430.11 feet; thence 26 degrees 50 minutes 10 seconds right run along said road 216.66 feet; thence 31 degrees 26 minutes 15 seconds left run along said road for 317.96 feet; thence 3 degrees 57 minutes 40 seconds left continue along said road for 333.08 feet; thence 13 degrees 55 minutes 10 seconds right continue along said road for 642.24 feet; thence 30 degrees 24 minutes 15 seconds left continue along said road for 157.74 feet; thence 19 degrees 48 minutes 10 seconds left continue along said road for 182.02 feet; thence 23 degrees 06 minutes 05 seconds right continue along said road for 271.48 feet; thence 10 degrees 50 minutes 35 seconds left continue along said road for 100.23 feet to the North line of the Southwest 1/4 of said Section; thence 99 degrees 36 minutes 48 seconds right run East along the North thereof for 126.0 feet to the West line of Waxahatchee Creek; thence 88 degrees 04 minutes 35 seconds right run Southerly along said creek for 69.95 feet; thence 4 degrees 51 minutes 32 seconds right continue along said creek for 109.75 feet; thence 70 degrees 42 minutes 05 seconds left continue along said creek for 114.50 feet; thence 39 degrees 33 minutes 51 seconds left continue along said creek for 255.61 feet to the East line of the West 1/2 of the Southwest 1/4 of said Section; thence 108 degrees 45 minutes 41 seconds right run South along the East line thereof for 590.18 feet to the Westerly line of Waxahatchee Creek; thence run Southerly along said creek for 2265 feet, more or less, to the East line of the W 1/2 of the NW 1/4 of Section 28, Township 21 South, Range 1 West; thence run South along the East line thereof for 599.52 feet to the Northerly right of way of Highway #70; thence 89 degrees 14 minutes 04 seconds right run along said right of way for 395.62 feet; thence 0 degrees 28 minutes 40 seconds left continue along said right of way for 664.67 feet; thence 83 degrees 34 minutes 51 seconds right run 951.57 feet to the point of beginning.

Also, a 30-foot easement for ingress and egress to Alabama State Highway #70, the East line of said easement is described as follows: Commence at the NW corner of Section 28, Township 21 South, Range 1 West; thence run East along the North line of said Section for 55.25 feet; thence 53 degrees 00 minutes left run 72.0 feet to the point of beginning; thence 136 degrees 03 minutes right run Southerly for 951.57 feet to the Northerly right of way of Alabama State Highway #70 and the point of ending.

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PARCEL IV:

Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 21, Township 21 South, Range 1 West, and run West along the North line thereof 327.06 feet to the centerline of Waxahatchee Creek and the point of beginning; thence continue along the said North line a distance of 151.31 feet to the centerline of an old road; thence 99 degrees 36 minutes 48 seconds left and run 100.23 feet; thence 10 degrees 50 minutes 35 seconds right and run 271.48 feet; thence 23 degrees 06 minutes 05 seconds left and run 182.02 feet; thence 19 degrees 48 minutes 10 seconds right and run 157.74 feet; thence 30 degrees 24 minutes 15 seconds right and run 381.12 feet; thence 61 degrees 14 minutes 40 seconds right and run 218.82 feet; thence 13 degrees 13 minutes 00 seconds right and run 528.77 feet; thence 12 degrees 30 minutes 30 seconds right and run 508.7 feet; thence 23 degrees 24 minutes 00 seconds left and run 374.5 feet; thence 13 degrees 12 minutes 15 seconds left and run 582.77 feet to the West line of the NE 1/4 of the SE 1/4 of Section 20 of said Township and Range; thence 102 degrees 28 minutes 04 seconds right and run 764.29 feet to an iron rail at the NW corner of the NE 1/4 of the SE 1/4; thence 0 degrees 26 minutes 00 seconds right and run 867.46 feet to the center of Waxahatchee Creek as follows: 86 degrees 29 minutes 58 seconds right and run 105.31 feet; thence 16 degrees 40 minutes 38 seconds right and run 242.78 feet; thence 43 degrees 43 minutes 05 seconds left and run 30.10 feet; thence 41 degrees 34 minutes 20 seconds left and run 53.0 feet; thence 6 degrees 23 minutes 48 seconds left and run 44.67 feet; thence 4 degrees 45 minutes 30 seconds left and run 65.72 feet; thence 52 degrees 34 minutes 15 seconds right and run 50.88 feet; thence 68 degrees 24 minutes 55 seconds right and run 177.72 feet; thence 35 degrees 45 minutes 13 seconds left and run 286.82 feet; thence 44 degrees 36 minutes 16 seconds left and run 42.73 feet; thence 18 degrees 46 minutes 40 seconds left and run 63.51 feet; thence 52 degrees 38 minutes 14 seconds left and run 198.19 feet; thence 41 degrees 57 minutes 48 seconds right and run 67.06 feet; thence 113 degrees 26 minutes 53 seconds right and run 117.48 feet; thence 10 degrees 31 minutes 37 seconds left and run 200.16 feet; thence 1 degree 25 minutes 39 seconds left and run 200.47 feet; thence 1 degree 25 minutes 19 seconds left and run 100.45 feet; thence 26 degrees 17 minutes 03 seconds right and run 213.44 feet; thence 28 degrees 13 minutes 07 seconds left and run 134.31 feet; thence 49 degrees 06 minutes 10 seconds right and run 161.61 feet; thence 36 degrees 06 minutes 58 seconds left and run 126.08 feet; thence 10 degrees 02 minutes 27 seconds right and run 267.73 feet; thence 3 degrees 05 minutes 03 seconds right and run 102.01 feet; thence 29 degrees 34 minutes 00 seconds right and run 31.79 feet; thence 56 degrees 44 minutes 13 seconds left and run 117.38 feet; thence 12 degrees 54 minutes 40 seconds left and run 43.43 feet; thence 72 degrees 10 minutes 27 seconds right and run South from Waxahatchee Creek 226.02 feet to the point of beginning.

According to survey of Thomas E. Simmons, RLS #12945, dated November 8, 1988.

PARCEL IV:

Lot 6, in Block 1, in George's Keystone Subdivision as per map recorded in the office of the Probate Judge of Shelby County, Alabama.

Lot 7, in Block 1, in George's Keystone Subdivision as per map recorded in the office of the Probate Judge of Shelby County, Alabama. Minerals and mining rights excepted. Grantors covenant with the grantee that there is situated upon the above described land a concrete block filling station owned and operated by the grantors herein. All being situated in Shelby County, Alabama.

PARCEL X:

That certain parcel of land described as Tax Parcel ID #58-21-7-35-0-000-016, and more particularly described as follows:

Begin at the SE corner of the NW 1/4 of SE 1/4, Section 35, Township 21 South, Range 1 West; thence North to South right of way of unnamed road; thence Southwesterly along said right of way to the South line of NW 1/4 of SE 1/4; East to point of beginning.

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