

This instrument was prepared by:

Please Send Tax Notice to:

Stephen D. Keith
230 Bearden Road
Pelham, Alabama 35124

David Faught & Gail Faught
2316 Ridge Trail
B'ham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **Barry Osborn and wife, Frankie Osborn**, (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **David Faught and Gail Faught** (hereinafter referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

See Exhibit "A", attached hereto and incorporated herein by reference.

Subject to:

1. Taxes for the year 2002 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 17 Day of April, 2001.

Barry Osborn
Barry Osborn
Frankie Osborn
Frankie Osborn

State of Alabama)
)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **Barry Osborn and Frankie Osborn**, whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents they executed the same voluntarily for and as their act on the day same bears date.

Given under my hand and seal this 17 day of April, in the year 2002.

[Signature]
Notary Public

My Commission Expires: 3/21/2004

Inst # 2002-18635
04/22/2002 18635
02:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HSB 157.00

Exhibit "A", Property Description, Osborn to Faught

A parcel of land situated in NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 20 South, Range 2 West and also in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a crimped iron found at the SE corner of NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 25; thence run West along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 289.44 feet to a point; thence turn an angle to the right of 87 deg. 03 min. 57 sec. and run in a Northerly direction for a distance of 838.42 feet to the point of beginning; thence continue along last stated course for a distance of 882.48 feet to a point on the center line of a road; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run in an Easterly direction along the center line of said road for a distance of 599.97 feet to a point on a curve to the right having a central angle of 43 deg. 48 min. 38 sec. and a radius of 350.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the center line of said road for a distance of 267.62 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the center line of said road for a distance of 208.26 feet to a point on a curve the left having a central angle of 27 deg. 53 min. 47 sec. and a radius of 175.00 feet; thence run in a Southeasterly direction along the center line of said road for a distance of 85.20 feet to a point; thence turn an angle to the left from the radius of last stated curve of 15 deg. 54 min. 51 sec. and run in a Southerly direction for a distance of 598.87 feet to a point; thence turn an angle the right of 80 deg. 00 min. 00 sec. and run in a Westerly direction for a distance of 1055.72 feet to the point of beginning; being situated in Shelby County, Alabama.

A 60 foot non-exclusive easement lying 30 feet either side of a line situated in Section 25, Township 20 South, Range 2 West, and Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin locally accepted to be the NW corner of NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 25; thence run South along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 539.23 feet to the centerline of an easement as described in Deed Book 332 on page 78, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 60 deg. 40 min. 53 sec. and run in a Southwesterly direction along the centerline of said easement for a distance of 298.72 feet to the point of beginning of the 60 foot easement herein described; thence turn an angle to the left of 136 deg. 03 min. 15 sec. and run in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 214.72 feet to a point on a curve to the right having a central angle of 54 deg. 06 min. 51 sec. and a radius of 200.00 feet; thence run in Southeasterly direction along the arc of said curve and also long the centerline of said 60 feet easement for a distance of 188.89 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 59.58 feet to a point on a curve to left having a central angle of 22 deg. 30 min. 58 sec. and a radius of 300.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 117.89 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 67.10 feet to a point on a curve to the right having a central angle of 55 deg. 03 min. 06 sec. and a radius of 200.00 feet; thence run in a Southeasterly to Southwesterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 192.17 feet to a point; thence run tangent to last stated curve in a Southwesterly direction along the centerline of said 60 foot easement for a distance of 369.16 feet to a point on a curve to the right having a central angle of 50 deg. 11 min. 13 sec. and a radius of 269.51 feet; thence run in a Southwesterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 236.08 feet to a point; thence run tangent to last stated curve in a Southwesterly direction along the centerline of said 60 foot easement for a distance of 204.68

Exhibit "A", Property Description, continued, Osborn to Faught

feet to a point on a curve the left having a central angle of 21 deg. 47 min. 12 sec. and a radius of 201.35 feet; thence run in a Southwesterly direction along the arc of said curve and also along the centerline of said 60 easement for a distance of 76.56 feet to a point; thence run tangent to last stated curve in a Southwesterly direction along the centerline of said 60 foot easement for a distance of 42.70 feet to a point on a curve to the left having a central angle of 113 deg. 46 min. 59 sec. and a radius of 75.00 feet; thence run in a Southwesterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 148.94 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 212.45 feet to a point on a curve to the right having a central angle of 30 deg. 45 min. 16 sec. and a radius of 415.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the said 60 foot easement for a distance of 222.76 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 76.50 feet to a point on a curve to the left having a central angle of 47 deg. 14 min. 08 sec. and a radius of 114.35 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 94.27 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 1266.53 feet to a point on a curve to the right having a central angle of 43 deg. 48 min. 38 sec. and a radius of 350.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 267.62 feet to a point; thence run tangent to last stated curve in Southeasterly direction along the centerline of said 60 foot easement for a distance of 208.26 feet to a point on a curve the left having a central angle of 42 deg. 56 min. 33 sec. and a radius of 175.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 131.16 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 69.30 feet to a point on a curve to the right having a central angle 42 deg. 55 min. 29 sec. and a radius of 200.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 149.84 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 655.00 feet to the end of said 60 foot easement.

ALSO.

A 60 foot non-exclusive access easement lying 30 feet either side of a line situated in the East $\frac{1}{2}$ of Section 25, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a crimped iron found at the SE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 25; thence run West along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 289.44 feet to the point of beginning of the center line of said 60 foot easement; thence turn an angle to the right of 87 deg. 03 min. 57 sec. and run in a Northerly direction along the center line of said 60 foot easement for a distance of 1720.90 feet to the end of said easement and the intersection of 60 foot overall non-exclusive easement described herein.

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