

No Title Search Conducted

This instrument prepared by:
Hewitt L. Conwill
CONWILL & JUSTICE
106 S. Main Street
Post Office Box 557
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

155 Highway 59
Chelsea, Alabama 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of FIVE THOUSAND DOLLARS (\$5,000.00) and other good and valuable consideration, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, GENE O'NEAL HINES, a married man (herein referred to as Grantor), do grant, bargain, sell and convey unto J.B. BLACKERBY, and wife, REBA BLACKERBY (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Parcel I:
A parcel of land in the SE 1/4 of the SE 1/4 Section 29, Township 19 South, Range 1 West, being more particularly described as follows: Commence at the SW corner of the SE 1/4 of the SE 1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama; run Northerly along the West line of said 1/4-1/4 a distance of 449.81 feet to a crippled steel corner; thence turn an angle of 88 deg. 51 min. 16 sec. to the right and run Easterly a distance of 150.81 feet to a steel rebar pin corner; thence turn an angle of 91 deg. 11 min. 45 sec. to the right and run Southerly a distance of 448.85 feet to a steel rebar pin corner on the South line of said 1/4-1/4; thence turn an angle of 88 deg. 26 min. 12 sec. to right and run Westerly along the South line of said 1/4-1/4 a distance of 150.44 feet to the point of beginning.

Also the following described easements:

Parcel II:
An easement of uniform width of 30 feet to provide ingress and egress to and from the above described property and Shelby County Highway No. 11, said easement being more particularly described as follows: Begin at the NW corner of the SE 1/4 of the SE 1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, and run Northerly a distance of 449.81 feet to a point; thence turn an angle of 88 deg. 51 min. 16 sec. to the right and run Easterly along the North line of said 1/4-1/4 a distance of 30.01 feet to a point; thence turn an angle of 91 deg. 25 min. 40 sec. to the right and run Southerly 30.0 feet East of and parallel with the West line of said 1/4-1/4 a distance of 877.80 feet to a point; thence turn an angle of 88 deg. 51 min. 16 sec. to the right and run Westerly a distance of 30.01 feet to a point on the West line of same said 1/4-1/4; thence turn an angle of 91 deg. 08 min. 44 sec. to the right and run Northerly along the said West line a distance of 877.86 feet to the point of beginning.

Parcel III:
Begin at the SW corner of the NE 1/4 of the SE 1/4 of Section 29, Township 19 South, Range 1 West, for the point of beginning of the easement herein described; thence run North along the West line of the NE 1/4 of the SE 1/4 of said Section a distance of 177 feet, more or less, to the South right of way line of Shelby County Highway No. 11; thence run in a Northeasterly direction along the South right of way of said Highway No. 11 a distance of 20 feet; thence run South, parallel to the West line of said NE 1/4 of the SE 1/4 Section a distance of 180 feet, more or less, to the South line of said NE 1/4 of the SE 1/4 of said Section; thence run West along the South line of said 1/4-1/4 section a distance of 20 feet to the point of beginning.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I have hereunto set my hand(s) and seal(s), this 27th day of September, 2002.

WITNESS:




GENE O'NEAL HINES

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gene O'Neal Hines whose names 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 27th day of September, 2002.



Notary Public
My Commission Expires: 11/14/04