

5000

SEND TAX NOTICE TO:

Name: DeWayne/Darlene Blackerby
Address: 889 Highway 32
Columbiana, AL 35051

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P.O. Box 587
Columbiana, Alabama 35040

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE AND NO/100 (\$1.00) DOLLARS, and other good and valuable considerations**, to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Daniel Edsel Blackerby and wife, Lillian Blackerby**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Edsel DeWayne Blackerby and wife, Wanda Darlene 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:

Commence at the NW corner of Section 12, Township 20 South, Range 1 West; thence South 89 deg. 55 min. 38 sec. East along North line of said section, a distance of 1283.65 feet to the POINT OF BEGINNING; thence North 01 deg. 43 min. 49 sec. East, a distance of 409.08 feet; thence North 05 deg. 25 min. 30 sec. East, a distance of 685.32 feet to the centerline of Yellowleaf Creek; thence South 62 deg. 31 min. 02 sec. East and along said centerline, a distance of 290.24 feet; thence South 65 deg. 17 min. 27 sec. East and along said centerline, a distance of 278.91 feet; thence South 71 deg. 52 min. 49 sec. East and along said centerline, a distance of 165.54 feet; thence South 59 deg. 53 min. 23 sec. East and along said centerline, a distance of 153.29 feet; thence South 43 deg. 56 min. 11 sec. East and along said centerline, a distance of 148.15 feet; thence South 32 deg. 55 min. 54 sec. East and along said centerline, a distance of 245.86 feet; thence South 48 deg. 50 min. 08 sec. East and along said centerline, a distance of 308.25 feet; thence South 71 deg. 35 min. 44 sec. East and along said centerline, a distance of 43.09 feet; thence North 64 deg. 15 min. 09 sec. East and along said centerline, a distance of 89.77 feet; thence South 69 deg. 37 min. 24 sec. East and along said centerline, a distance of 41.68 feet; thence South 24 deg. 07 min. 44 sec. East and along said centerline, a distance of 90.87 feet; thence South 04 deg. 08 min. 48 sec. West and along said centerline, a distance of 88.60 feet; thence South 28 deg. 55 min. 56 sec. East and along said centerline, a distance of 43.25 feet; thence South 48 deg. 39 min. 54 sec. East and along said centerline, a distance of 110.68 feet; thence South 75 deg. 10 min. 39 sec. East and along said centerline, a distance of 228.83 feet; thence South 67 deg. 03 min. 43 sec. West and leaving said centerline, a distance of 399.01 feet; thence South 68 deg. 32 min. 44 sec. West, a distance of 668.64 feet; thence South 62 deg. 28 min. 08 sec. West, a distance of 178.79 feet; thence South 50 deg. 40 min. 43 sec. West, a distance of 184.90 feet; thence South 49 deg. 51 min. 31 sec. West, a distance of 323.61 feet; thence South 61 deg. 04 min. 56 sec. West, a distance of 472.80 feet to the North right of way line of Shelby County Highway #32 (80' ROW); thence North 53 deg. 26 min. 44 sec. West and along said right of way, a distance of 139.74 feet; thence North 00 deg. 51 min. 45 sec. East and leaving said right of way, a distance of 162.64 feet; thence South 89 deg. 08 min. 15 sec. East, a distance of 210.00 feet; thence North 02 deg. 38 min. 41 sec. West, a distance of 509.48 feet; thence North 01 deg. 43 min. 49 sec. East, a distance of 419.31 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following described parcels of real property:

Parcel No. 1

All that part of the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 1 West, which lies Southwest of the meanderings of Yellow Leaf Creek.

Parcel No. 2

A parcel of land located in the NE 1/4 of the NW 1/4 of Section 12, Township 20 South, Range 1 West, described as follows: Begin at the NW corner of the NE 1/4 of the NW 1/4 of Section 12, Township 20 South, Range 1 West, and run in an Easterly direction along the North line of said 1/4-1/4 Section a distance of 850 feet; thence turn an angle to the right and run in a Southerly direction parallel to the West line of said 1/4-1/4 Section a distance of 315 feet; thence turn an angle to the right and run in a Westerly direction parallel to the North line of said 1/4-1/4 Section


a distance of 850 feet, more or less, to the point of intersection with the West line of said 1/4-1/4 Section; thence turn an angle to the right and run in a Northerly direction along the West line of said 1/4-1/4 Section a distance of 315 feet, more or less, to the point of beginning.

The Grantors each reserve a life estate in the hereinabove real property as described and conveyed.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that subject property is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 23 day of April, 2003.

 (SEAL)
Daniel Edsel Blackerby

 (SEAL)
Lillian Blackerby

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Daniel Edsel Blackerby and wife, Lillian Blackerby, 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 23 day of April, 2003.


Notary Public