

This form furnished by:

20031110000744780 Pg 1/4 34.00
Shelby Cnty Judge of Probate, AL
11/10/2003 10:20:00 FILED/CERTIFIED

This instrument was prepared by:

(Name) Martha B. Ferguson

(Address) 221 Heath Drive
Birmingham, Al. 35242

Send Tax Notice to:

(Name) _____

(Address) _____

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand, Eight Hundred and no/100----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

L. Doug Joseph and wife, Kathy A. Joseph, and Martha B. Ferguson, a widow

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

J. Anthony Joseph

(herein referred to as grantee, whether one or more), the following described real estate, situated in

County, Alabama, to-wit:

Shelby

Legal description is attached hereto as Exhibit "A" and made a part hereof
as if written herein.

Restrictive Covenant which runs with the land:

No Mobile Home is allowed on subject property.

This is not the homestead of any of the grantors

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 3rd
day of November, 2003.

(Seal)

(Seal)

(Seal)

L. Doug Joseph (Seal)

Kathy A. Joseph (Seal)

Martha B. Ferguson (Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that Martha B. Ferguson a widow, and Kathy A. Joseph, individually,
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 of the
conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3rd day of November 2003 19

My Commission Expires:

Rebecca J. Turner
Notary Public

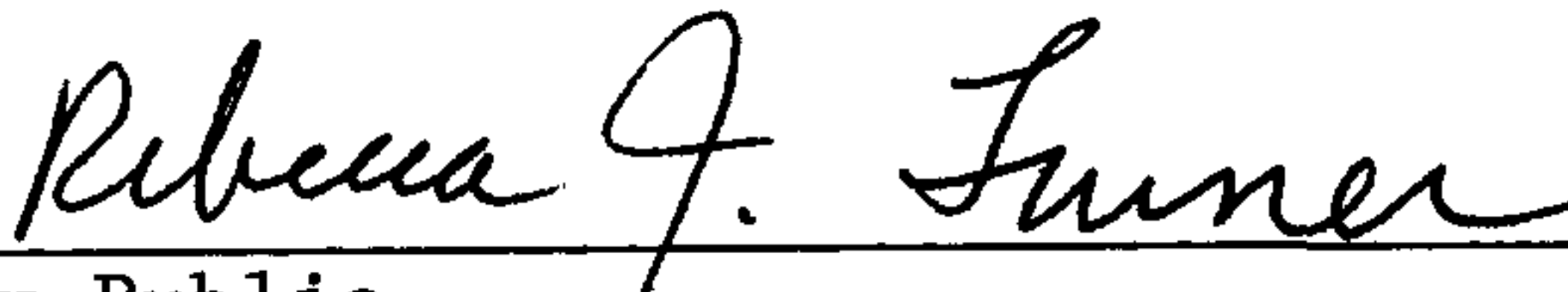
Proforma Title

(See over)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for the State of Alabama, hereby certify that Kathy A. Joseph, whose name as Attorney in Fact for L. Doug Joseph, under that certain Durable Power of Attorney recorded on January 24, 1995, in Inst. NO. 1995-01915 in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of November, 2003.



Notary Public
My Commission Expires: 11/5/05

EXHIBIT 'A'

From a railroad rail at the Southeast corner of Section 23, Township 20 South, Range 1 West, run thence West along the south boundary of said Section 23, a distance of 870.02 feet to a 1/2" pipe, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 465.50 feet to a 1/2" rebar at the Southwest corner of the SE 1/4 of the SE 1/4; thence turn 91 degrees 31 minutes 33 seconds right and run 150.00 feet along the West boundary of said SE 1/4 of the SE 1/4 to a 1/2" rebar that is 1188.34 feet south of a 1/2" rebar at the Northwest corner of said SE 1/4 of the SE 1/4; thence turn 70 degrees 39 minutes 47 seconds right and run 490.40 feet to a 1/2" rebar; thence turn 108 degrees 50 minutes 28 seconds right and run 300.00 feet to the point of beginning of herein described parcel of land; situated in the W 1/2 of the SE 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama; being Identified as Parcel 3A on survey of Hickey Land Surveying, Inc. dated October 23, 2002.

Also a 60 foot non-exclusive easement for ingress, egress and utilities more particularly described as follows:

From a railroad rail at the Southeast corner of the NW 1/4 of the NE 1/4 of Section 26, Township 20 South, Range 1 West, being the point of beginning of the centerline of herein described 60 foot easement for ingress, egress and utilities, said point being in the center of a 100 foot radius cul-de-sac, run thence North along the East boundary of said NW 1/4 of the NE 1/4 and said easement centerline, a distance of 1323.46 feet to a 1/2" rebar at the Northeast corner of said NW 1/4 of the NE 1/4; thence turn 91 degrees 10 minutes 25 seconds left and run 953.04 feet along the North boundary of said NW 1/4 of the NE 1/4 and easement centerline to the P.C. of a curve concave right, having a delta angle of 08 degrees 34 minutes 23 seconds and tangents of 100.00 feet; thence turn 04 degrees 17 minutes 12 seconds right and run a chord distance of 199.44 feet to the P.T.; thence turn 04 degrees 17 minutes 12 seconds right and run 511.75 feet along said easement centerline to the P.C. of a curve concave left, having a delta angle of 20 degrees 39 minutes 57 seconds and tangents of 100.00 feet; thence turn 10 degrees 19 minutes 59 seconds left and run a chord distance of 196.76 feet to the P.T.; thence turn 10 degrees 19 minutes 59 seconds left and run 300.84 feet along said easement centerline to a point; thence turn 11 degrees 32 minutes 19 seconds right and run 341.21 feet along said easement centerline to a point; thence turn 16 degrees 32 minutes 13 seconds left and run 210.74 feet along said easement centerline to a point; thence turn 17 degrees 40 minutes 19 seconds right and run 632.39 feet along said easement centerline to a point of termination on the Easterly boundary of Shelby County Road #47 ; being identified as Easement "A" on survey of Hickey Land Surveying, Inc. dated October 23, 2002.

Also a 60 foot easement for ingress, egress and utilities, for the exclusive use by grantors and grantees, their heirs, successors and assigns, being more particularly described as follows:

From a railroad rail at the Northeast corner of Section 26, township 20 South, Range 1 West, run thence West along the North boundary of said Section 26 a distance of 870.02 feet to a 1/2" pipe, being the point of beginning of the centerline of herein described 60 foot easement for ingress, egress and utilities; thence continue along said course a distance of 465.50 feet along said easement centerline to a point of termination of said easement centerline at the Northwest corner of said NE 1/4 of NE 1/4 of aforementioned Section 26; being identified as Easement "B" on survey of Hickey Land Surveying, Inc. dated October 23, 2002.

Mineral and mining right excepted.