

This form furnished by:

20040109000015500 Pg 1/4 25.00  
Shelby Cnty Judge of Probate, AL  
01/09/2004 08:41:00 FILED/CERTIFIED

This instrument was prepared by:

(Name) Kathy Joseph

(Address)

Send Tax Notice to:

(Name)

(Address)

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

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

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

L. Douglas Joseph and wife, Kathy L. Joseph

(herein referred to as grantors), do grant, bargain, sell and convey unto

Tracey L. Lewis and Ricky Howard

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

Shelby

County, Alabama, to-wit:

LEGAL DESCRIPTION

Attached hereto as Exhibit "A" and made a part hereof as if written herein.

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 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 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 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 31 day of December, 2003, 19.

WITNESS

(Seal)

(Seal)

(Seal)

L. Douglas Joseph (Seal)

Kathy L. Joseph (Seal)

(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 L. Douglas Joseph and wife, Kathy L. Joseph, 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 day of December, 2003 A.D. 19

1/26/2004

My Commission Expires:

Martha B. Ferguson  
Notary Public



## EXHIBIT 'A'

### PARCEL 1:

#### A PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

From a 1/2" rebar accepted as the Southwest corner of the SE 1/4 of SE 1/4 of Section 22, Township 20 South, Range 1 West, run thence North along the accepted West boundary of said SE 1/4 of SE 1/4 a distance of 192.00 feet to a 1/2" rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 442.59 feet to a 1/2" rebar on the Northerly boundary of Alabama Power Company Transmission line (100' R.O.W.), said point being 692.55 feet South of a 1/2" pipe accepted as the Northwest corner of said SE 1/4 of SE 1/4; thence turn 98 degrees 03 minutes 51 seconds right and run 430.10 feet along said transmission line boundary to a 1/2" rebar in the center of a 30' easement for ingress, egress and utilities; thence turn 86 degrees 06 minutes 41 seconds right and run 136.71 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 38 degrees 42 minutes 31 seconds and tangents of 30.00 feet; thence turn 19 degrees 21 minutes 16 minutes left and run a chord distance of 56.61 feet to a 1/2" rebar at the P.T.; thence turn 63 degrees 18 minutes 08 seconds right and run 245.99 feet to a 1/2" rebar; thence turn 61 degrees 05 minutes 13 seconds left and run 218.06 feet to a 1/2" rebar on the accepted South boundary of aforementioned SE 1/4 of SE 1/4; thence turn 134 degrees 59 minutes 19 seconds right and run 349.69 feet to the point of beginning of herein described parcel of land. Shelby County, Alabama. Being situated in SE of SE of Section 22, Township 20 South, Range 1 West.

Also a 30 foot easement for ingress, egress and utilities to-wit: From a 1/2" rebar accepted as the Southwest corner of the SE 1/4 of SE 1/4 of Section 22, Township 20 South, Range 1 West, run thence North along the accepted West boundary of said SE 1/4 of SE 1/4 a distance of 634.59 feet to a 1/2" rebar on the Northerly boundary of Alabama Power Company transmission line (100' R.O.W.); thence turn 98 degrees 03 minutes 51 seconds right and run 430.10 feet along said transmission line boundary to the point of beginning of the centerline of herein described 30 foot easement for ingress, egress and utilities; thence turn 86 degree 06 minutes 41 seconds right and run 136.71 feet along said easement centerline to the P.C. of a curve concave left, having a delta angle of 38 degrees 42 minutes 31 seconds and tangents of 30.00 feet; thence turn 19 degrees 21 minutes 16 seconds left and run a chord distance of 56.61 feet to the P.T.; thence turn 19 degrees 21 minutes 15 seconds left and run 92.35 feet along aid easement centerline to the P.C. of a curve concave right, having a delta angle of 41 degrees 50 minutes 56 seconds and tangents of 50.00 feet; thence turn 21 degrees 25 minutes 28 seconds right and run a chord distance of 93.09 feet to the PT.; thence turn 21 degrees 25 minutes 28 seconds right and run 88.94 feet along said easement centerline to the P.C. of a curve concave left, having a delta angle of 33 degrees 37 minutes 19 seconds and tangents of 40.00 feet; thence turn 16 degrees 48 minutes 40 seconds left and run a chord distance of 76.58 feet



to the P.T.; thence turn 16 degrees 48 minutes 41 seconds left and run 197.79 feet along said easement centerline; thence turn 10 degrees 37 minutes 33 seconds right and run 101.37 feet along said easement centerline; thence turn 07 degrees 17 minutes 29 seconds right and run 203.26 feet along said easement centerline to a point of termination in the center of Shelby County Road No. 69 (80' R.O.W.)

**PARCEL II:**

From a 1/2 " rebar accepted as the Southwest corner of the SE 1/4 of SE 1/4 of Section 22, Township 20 South, Range 1 West, run thence East along the accepted South boundary of said SE 1/4 of SE 1/4 a distance of 296.55 feet to a 1/2" rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 225.45 feet to a 1/2" rebar in the center of a 30' easement for ingress, egress and utilities, said point being 830.93 feet West of a 4" X 4" concrete monument accepted as the Southeast corner of said Section 22; thence turn 114 degrees 02 minutes 18 seconds left and run 46.92 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 33 degrees 37 minutes 19 seconds and tangents of 40.00 feet; thence turn 16 degrees 48 minutes 41 seconds right and run a chord distance of 76.58 feet to a 1/2" rebar at the P.T.; thence turn 16 degrees 48 minutes 40 seconds right and run 88.94 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 42 degrees 50 minutes 56 seconds and tangents of 50.00 feet; thence turn 21 degrees 25 minutes 28 seconds left and run a chord distance of 93.09 feet to a 1/2" rebar at the P.T.; thence turn 21 degrees 25 minutes 28 seconds left and run 92.35 feet along said easement centerline to a 1/2" rebar; thence turn 97 degrees 20 minutes 37 seconds left and run 245.99 feet to a 1/2" rebar; thence turn 61 degrees 05 minutes 13 seconds left and run 218.06 feet to the point of beginning of herein described parcel of land, situated in the SE 1/4 of SE 1/4 of Section 22, Township 20 South, Range 1 West, Shelby County Alabama.

Also a 30 foot easement for ingress, egress and utilities, to-wit: From a 1/2" rebar accepted as the Southwest corner of the SE 1/4 of SE 1/4 of Section 22, Township 20 South, Range 1 West, run thence North along the accepted West boundary of said SE 1/4 of SE 1/4 a distance of 634.59 feet to a 1/2" rebar on the Northerly boundary of Alabama Power company transmission line (100' R.O.W.); thence turn 98 degrees 03 minutes 51 seconds right and run 430.10 feet along said transmission line boundary to the point of beginning of the centerline of herein described 30' easement for ingress, egress and utilities; thence turn 86 degrees 06 minutes 41 seconds right and run 136.71 feet along said easement centerline to the P.C. of a curve concave left, having a delta angle of 38 degrees 42 minutes 31 seconds and tangents of 30.00 feet; thence turn 19 degrees 21 minutes 16 seconds left and run a chord distance of 56.61 feet to the P.T.; thence turn 19 degrees 21 minutes 15 seconds left and run 92.35 feet along said easement centerline to the P.C. of a curve concave right, having a delta angle of 42 degrees 50 minutes 56 seconds and tangents of 50.00 feet; thence turn 21 degrees 25 minutes 28 seconds right and run a chord distance of 93.09 feet to the P.T.; thence turn 21 degrees 25 minutes 28 seconds right and run 88.94 feet along said easement centerline to the P.C. of a curve concave left, having a delta angle of 33 degrees 37 minutes 19 seconds and tangents of 40.00 feet; thence turn

16 degrees 48 minutes 40 seconds left and run a chord distance of 76.58 feet to the P.T.;  
thence turn 16 degrees 48 minutes 41 seconds left and run 197.79 feet along said  
easement centerline; thence turn 10 degrees 37 minutes 33 seconds right and run 101.37  
feet along said easement centerline; thence turn 07 degrees 17 minutes 29 seconds right  
and run 203.26 feet along said easement centerline to a point of termination in the center  
of Shelby County Road #69 (80' R.O.W.).

20040109000015500 Pg 4/4 25.00  
Shelby Cnty Judge of Probate, AL  
01/09/2004 08:41:00 FILED/CERTIFIED