



20040130000049390 Pg 1/2 19.00  
Shelby Cnty Judge of Probate, AL  
01/30/2004 10:25:00 FILED/CERTIFIED

## WARRANTY DEED

✓ This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Jack W. Jantz  
PO Box 380023  
Birmingham, Alabama 35238

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of Five hundred and no/100 (\$500.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, Jack W. Jantz and Derenda Jantz, husband and wife and Nita S. Thompson f/k/a Nita S. Jantz, a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jack W. Jantz (herein referred to as grantee, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" Legal Description attached heretofore and made a part hereof.

This property does not constitute the homestead of the grantor, Nita S. Thompson nor her spouse.

Nita S. Jantz and Nita S. Thompson are one and the same person.

This instrument was prepared without benefit of title.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 the said grantee, his, her or their heirs 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 21<sup>st</sup> day of January, 2004.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Jack W. Jantz  
Jack W. Jantz  
Derenda Jantz  
Derenda Jantz  
Nita S. Thompson  
Nita S. Thompson f/k/a Nita S. Jantz

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack W. Jantz and Derenda Jantz, husband and wife and Nita S. Thompson f/k/a Nita S. Jantz, a married woman whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21<sup>st</sup> day of January, 2004.

JERESA G JACKSON  
Notary Public  
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Jun 6, 2005  
BONDED THRU NOTARY PUBLIC UNDERWRITERS



## EXHIBIT "A"

### LEGAL DESCRIPTION

Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 21, Township 19 South, Range 2 East, thence run North along the West line of said 1/4-1/4 625.75 feet to the Southwesterly R/W of Shelby County Highway # 83; thence 118 degrees 33 minutes to tangent of a curve concave to the right (having a radius of 1500 feet and a delta angle of 23 degrees 53 minutes 30 seconds) run along said curve and R/W for 625.62 feet; thence 110 degrees 17 minutes 06 seconds right from tangent of said curve run 210.21 feet; thence 72 degrees 49 minutes 37 seconds left run 148.65 feet to the South line of said 1/4-1/4; thence 87 degrees 42 minutes 20 seconds left run 272.05 feet to the point of beginning. Situated in Shelby County, Alabama.

A part of the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 2 East, being more particularly described as follows: Commence at the NW corner of the NE 1/4 of the SW 1/4 of said Section; thence run South along the West line of said 1/4-1/4 for 653.51 feet to the South line of the N 1/2 of said 1/4-1/4; thence 92 degrees 07 minutes 34 seconds left, run East along said South line for 924.94 feet to the Southwesterly line as recorded in Deed Book 251, Page 193, in the Office of Judge of Probate of Shelby County, Alabama; thence 127 degrees 00 minutes 43 seconds left, run Northwesterly along last said line for 311.49 feet; thence 90 degrees 00 minutes right, run 180.0 feet to the Westerly R/W of Shelby County Road # 83; thence 90 degrees 00 minutes 25 seconds left, run Northwesterly along said R/W for 626.06 feet; thence 68 degrees 05 minutes left, run 210.00 feet; thence 72 degrees 46 minutes 32 seconds left, run South for 148.65 feet to the South line of the SE 1/4 of the NW 1/4 of said section; thence 87 degrees 42 minutes 39 seconds right, run 271.29 feet to the point of beginning. According to survey of Thomas E. Simmons, LS #12945, dated September 23, 1987. Situated in Shelby County, Alabama.

#### ALSO

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows: Begin at the NE corner of the NW 1/4 of SW 1/4 of Section 21, and run Southwesterly for 653.29 feet; thence turn 87 deg. 53 min. to the right and run Westerly for 314.62 feet; thence turn 92 deg. 36 min. 57 sec. to the right and run Northwesterly for 625.38 feet; thence turn 86 deg. 11 min. 11 sec. to the right and run Southwesterly for 313.17 feet to the point of beginning; being situated in Shelby County, Alabama.

A parcel of land situated in the NW 1/4 of SW 1/4 of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows: Begin at the NE corner of the NW 1/4 of SW 1/4 of said Section 21, and run in a Westerly direction for a distance of 313.17 feet to the point of beginning; thence continue in a Westerly direction for a distance of 345.8 feet; thence turn an angle of 87 deg. 02 min. 33 sec. to the left and run in a Southwesterly direction for a distance of 625.45 feet; thence turn an angle of 91 deg. 25 min. 25 sec. to the left and run in an Easterly direction for a distance of 338.8 feet; thence turn an angle of 87 deg. 41 min. 23 sec. to the left and run in a Northwesterly direction for a distance of 625.38 feet to the point of beginning; being situated in Shelby County, Alabama.

A tract of land situated in the SW 1/4 of NW 1/4 of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama, said tract begin more particularly described as follows: Begin at the SE corner of the SW 1/4 of NW 1/4 of said Section 21, and run in a Northerly direction for a distance of 228.85 feet; thence turn an angle of 93 deg. 38 min. 52 sec. to the left and run in a Westerly direction for a distance of 289.8 feet; thence turn an angle of 85 deg. 21 min. 08 sec. to the left and run in a Southerly direction for a distance of 228.85 feet; thence turn an angle of 93 deg. 38 min. 52 sec. to the left and run in an Easterly direction for a distance of 289.8 feet to the point of beginning; being situated in Shelby County, Alabama.

EXHIBIT I: An easement for ingress and egress, 15 feet wide the Easterly line thereof being described as follows: Beginning 288.25 feet North of the Southwest corner of the SW 1/4 of the NW 1/4, Section 21, Township 21 South, Range 2 East, Shelby County, and extending Northwesterly for a distance of 467 feet, more or less, to the Southwest edge of the asphalt pavement, said pavement being 36 feet in width and lying in the center of the right of way of Old Bear Creek Road.

EXHIBIT II: An easement for ingress and egress to Parcel II, the Southwesterly line thereof being described as beginning at a point 289 feet West of the Northeast corner of the NW 1/4 of SW 1/4, Section 21, Township 21 South, Range 2 East, Shelby County, Alabama, and extending in a Westerly direction for a distance of 129.17 feet to the end of said easement.

#### LESS AND EXCEPT

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, SAID CORNER BEING THE POINT OF COMMENCEMENT; THENCE RUN S57°49'41"E FOR A DISTANCE OF 586.54 FEET TO AN IRON ROD, SAID ROD BEING THE POINT OF BEGINNING; THENCE RUN S09°36'38"W FOR A DISTANCE OF 120.69 FEET TO AN IRON ROD; THENCE RUN N88°54'08"E FOR A DISTANCE OF 223.60 FEET TO AN IRON ROD; THENCE RUN N54°44'36"E FOR A DISTANCE OF 180.01 FEET TO AN IRON ROD ON THE WEST RIGHT-OF-WAY MARGIN SHELBY COUNTY HWY. NO 83; THENCE RUN N35°10'18"W ALONG THE SAID WEST RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 15.00 FEET TO AN IRON ROD; THENCE RUN S56°10'28"W FOR A DISTANCE OF 107.31 FEET TO AN IRON ROD; THENCE RUN N33°05'34"W FOR A DISTANCE OF 38.92 FEET TO AN IRON ROD; THENCE RUN S56°38'23"W FOR A DISTANCE OF 66.01 FEET TO AN IRON ROD; THENCE RUN N70°37'37"W FOR A DISTANCE OF 186.81 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, AND CONTAINING 0.5 ACRES MORE OR LESS.