

SEND TAX NOTICE

20040604000301110 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
06/04/2004 15:48:00 FILED/CERTIFIED

(Name) B.F. Shaw

(Address) _____

This instrument was prepared by

(Name) Patricia K. Martin

3021 Lorna Rd.

(Address) Birmingham, Al. 35216

THIS DEED WAS PREPARED WITHOUT
BENEFIT OF TITLE WORK.

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 (\$10.00)

5,000.00

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Howard Mason and his wife Glenda Mason

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

B.F. Shaw and Edith Shaw

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

Shelby

County, Alabama to-wit:

See attached Exhibit A for legal description of
property being conveyed and which is incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

Joint easement for ingress and egress as set forth in Deed Book 328, Page 581
in the Probate Office of Shelby County, Alabama.

The easement rights shall be perpetual and will run with the property.

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 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, we have hereunto set our hand(s) and seal(s), this 11
day of February, 19 98.

WITNESS:

(Seal)

(Seal)

(Seal)

Howard L. Mason (Seal)
HOWARD MASON
Glenda Mason (Seal)
GLENDA MASON

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Howard Mason and his wife Glenda Mason
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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 11 day of February A. D., 19 98

Patricia K. Martin

Notary Public.

EXHIBIT A

A parcel of land situated in the NE 1/4 of the SW 1/4 of Section 10, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said NE 1/4 of the SW 1/4 of said Section 10 and run in a northerly direction along the west line thereof for a distance of 333.18 feet, according to a survey of Evander E. Peavy dated March 7, 1987, to an iron pin found; thence turn an angle to the right of 89 degrees 54 minutes 44 seconds and leaving said West line, run in an easterly direction for a distance of 664.97 feet to an iron pin set, said point being the Point of Beginning. From said point of beginning, turn an angle to the left of 89 degrees 51 minutes 34 seconds and run in a northerly direction for a distance of 330.83 feet; thence turn an angle to the left of 90 degrees 07 minutes 41 seconds and run in a westerly direction for a distance of 76.70 feet to a point in a pond; thence turn an angle to the left of 116 degrees 21 minutes 21 seconds and run in a southeasterly direction for a distance of 90.30 feet to an iron pin set on the edge of said pond; thence turn an angle to the right of 64 degrees 56 minutes 45 seconds and run in a southwesterly direction for a distance of 98.45 feet to an iron pin set; thence turn an angle to the left of 67 degrees 56 minutes 38 seconds and run in a southeasterly direction for a distance of 198.44 feet to the point of beginning of the herein described parcel of land. Said parcel of land contains 0.42 acres.

Also to include a 25 foot wide easement for ingress and egress, said easement lying 12.5 feet on either side of the following described centerline: Commence at the Southwest corner of the NE 1/4 of SW 1/4 of Section 10, Township 20 South, Range 1 East, Shelby County, Alabama and run in a northerly direction along the West line thereof for a distance of 333.18 feet, according to a survey by Evander E. Peavy dated March 7, 1987, to an iron pin found; thence turn an angle to the right of 89 degrees 54 minutes 44 seconds and leaving said West line, run in an easterly direction for a distance of 118.48 feet to the Point of Beginning of said centerline. From said point of beginning turn an angle to the right of 64 degrees 45 minutes 00 seconds and run in a southeasterly direction for a distance of 30.75 feet; thence turn an angle to the right of 44 degrees 12 minutes 00 seconds and run in a southwesterly direction for a distance of 79.75 feet; thence turn an angle to the left of 90 degrees 35 minutes 00 seconds and run in a southeasterly direction for a distance of 86.97 feet; thence turn an angle to the left of 23 degrees 47 minutes 00 seconds and run in a northeasterly direction for a distance of 180.97 feet; thence turn an angle to the left of 19 degrees 04 minutes 00 seconds and run in a northeasterly direction for a distance of 342.79 feet; thence turn an angle to the left of 77 degrees 59 minutes 00 seconds and run in a northwesterly direction for a distance of 137.60 feet; thence turn an angle to the right of 46 degrees 10 minutes 00 seconds and run in a northeasterly direction for a distance of 260.46 feet; thence turn an angle to the right of 22 degrees 10 minutes 00 seconds and run in a northeasterly direction for a distance of 66.20 feet; thence turn an angle to the right of 59 degrees 15 minutes 00 seconds and run in a southeasterly direction for a distance of 135.32 feet; thence turn an angle to the left of 32 degrees 35 minutes and run in a northeasterly direction for a distance of 196.65 feet; thence turn an angle to the right of 22 degrees 00 minutes 00 seconds and run in a southeasterly direction for a distance of 108.80 feet to a point on the center line of County Road No. 51, said point being the end of the centerline of said 25 foot wide easement.