

Send Tax Notice To:
J. Anthony Joseph

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Twenty-Two Thousand Five Hundred and 00/100 (\$22,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **L. Douglas Joseph, husband and wife Kathy A. Joseph, and Martha B. Ferguson, an unmarried woman**(hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **J. Anthony Joseph**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See the attached Exhibit "A".

Subject To:

Ad valorem taxes for 2004 and subsequent years not yet due and payable until October 1, 2004. Existing covenants and restrictions, easements, building lines and limitations of record.

The property conveyed herein is not the homestead of the grantors or their spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 6th day of **July, 2004.**

L. Douglas Joseph
By *Kathy A. Joseph* A7 F
L. Douglas Joseph
By: Kathy A. Joseph
As Attorney in Fact

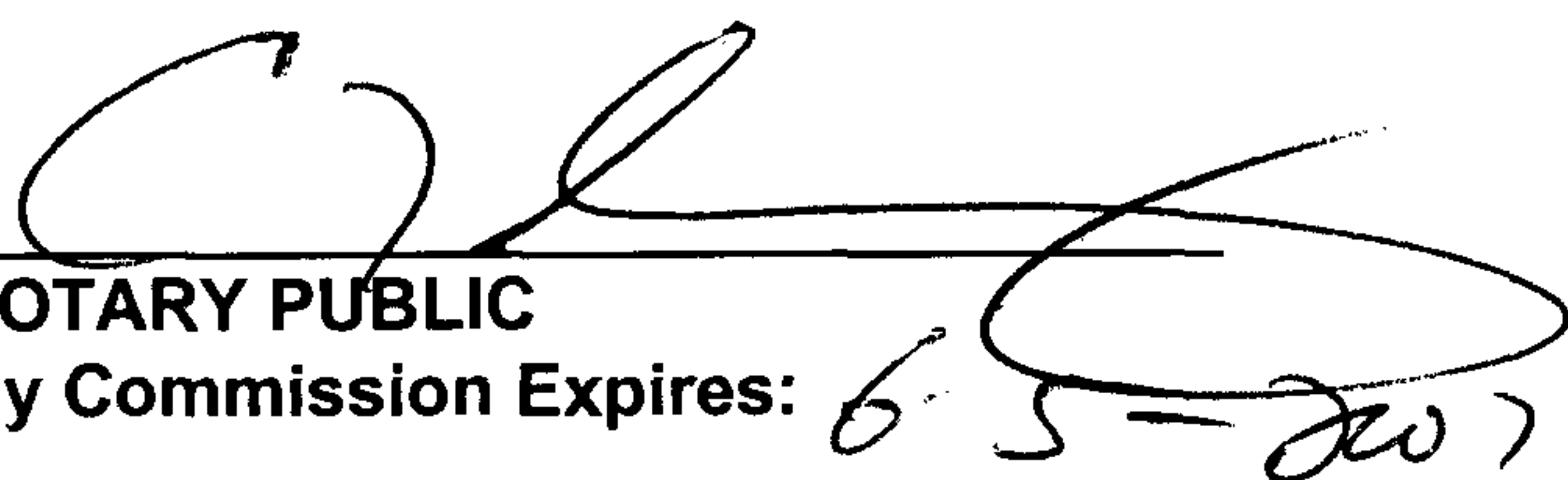
Kathy A. Joseph
Kathy A. Joseph

Martha B. Ferguson
Martha B. Ferguson

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kathy A. Joseph, a married woman , whose name 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of July, 2004.

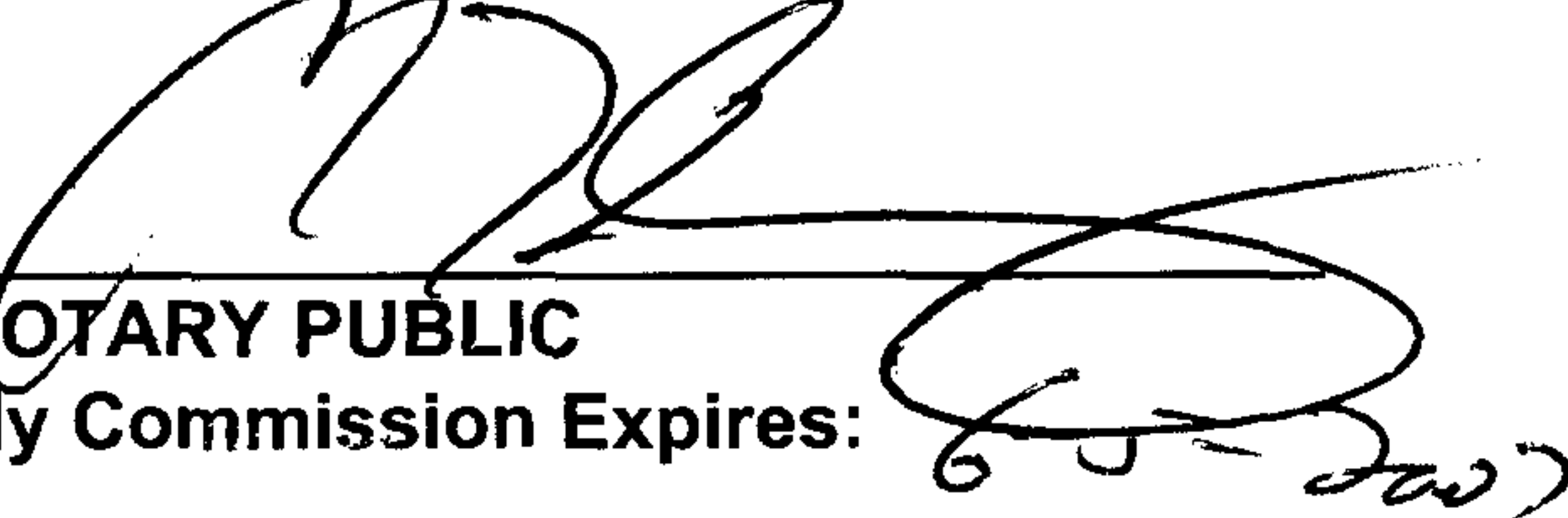


NOTARY PUBLIC
My Commission Expires: 6-5-2007

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county and in said state, hereby certify that Kathy Joseph, whose name as Attorney in Fact for L. Douglas Joseph , under that certain Durable Power of Attorney recorded on _____, in Real/Instrument # 1995/01915 in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance/instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, 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 6th day of July, 2004.



NOTARY PUBLIC
My Commission Expires: 6-5-2007

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Martha B. Ferguson, an unmarried woman , whose name 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of July, 2004.



NOTARY PUBLIC
My Commission Expires: 4-19-05

EXHIBIT "A"

From a railroad rail at the N.E. corner of Section 26, T20S-R1W, run thence West along the North boundary of said Section 26 a distance of 870.02 feet to a 3/4" pipe, being the point of beginning of herein described parcel of land; thence continue along said course for a distance of 465.50 feet to a 1/2" rebar at the N.W. corner of the NE1/4-NE1/4 of said Section 26; thence turn 88°49'35" left and run 234.30 feet along the West boundary of said NE1/4-NE1/4 to a 1/2" rebar on the Northerly boundary of Alabama Power Company 230 Kv. transmission line (100' R.O.W.); said point being 1089.16 feet North of a railroad rail at the S.W. corner of said NE1/4-NE1/4; thence turn 81°53'01" left and run 819.35 feet along said transmission line boundary to a 1/2" rebar; thence turn 98°13'28" left and run 283.28 feet to a 1/2" rebar; thence turn 94°12'47" left and run 376.00 feet to a 1/2" rebar; thence turn 94°10'39" right and run 108.85 feet to the point of beginning of herein described parcel of land, containing 5.00 acres, situated in the NE1/4-NE1/4 of Section 26, T20S-R1W, Shelby County, Alabama, subject to rights-of-way and easements of record.

Easement 'A'

(Centerline 60' easement for Ingress, egress and utilities)
Description to-wit:

20040712000382220 Pg 3/3 39.50
Shelby Cnty Judge of Probate, AL
07/12/2004 08:39:00 FILED/CERTIFIED

From a railroad rail at the S.E. corner of the NW1/4-NE1/4 of Section 26, T20S-R1W, being the point of beginning of the centerline of herein described 60' easement for Ingress, egress and utilities, said point being in the center of a 100' radius cul-de-sac, run thence North along the East boundary of said NW1/4-NE1/4 and said easement centerline a distance of 1323.46 feet to a 1/2" rebar at the N.E. corner of said NW1/4-NE1/4; thence turn 91°10'25" left and run 953.04 feet along the North boundary of said NW1/4-NE1/4 and easement centerline to the P.C. of a curve concave right, having a delta angle of 08°34'23" and tangents of 100.00 feet; thence turn 04°17'12" right and run a chord distance of 199.44 feet to the P.T.; thence turn 04°17'12" 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°39'57" and tangents of 100.00 feet; thence turn 10°19'59" left and run a chord distance of 196.76 feet to the P.T.; thence turn 10°19'59" left and run 300.84 feet along said easement centerline to a point; thence turn 11°32'19" right and run 341.21 feet along said easement centerline to a point; thence turn 16°32'13" left and run 210.74 feet along said easement centerline to a point; thence turn 17°40'19" right and run 632.39 feet along said easement centerline to a point of termination on the Easterly boundary of Shelby County Road #47 (80' R.O.W.).

Easement 'B' (Exclusive)

(Centerline 60' easement for ingress, egress and utilities)
Description to-wit:

From a railroad rail at the N.E. corner of Section 26, T20S-R1W, 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' 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 N.W. corner of said NE1/4-NE1/4 of aforementioned Section 26.