

Deed Prepared by Description Furnished By Grantees and No Examination of Title Was Made

THIS INSTRUMENT PREPARED BY:
Jackson W. Guyton
Parsons & Guyton, Atty.
4507 Gary Avenue
Fairfield, AL 35064
(205) 786-7084


SEND TAX NOTICE TO:
Charles and Betty Jo Wright
205 Mimosa Drive
Hueytown, AL 35023

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY }


20041001000542780 Pg 1/2 29.00
Shelby Cnty Judge of Probate, AL
10/01/2004 09:40:00 FILED/CERTIFIED

That in the consideration of Ten Dollars (\$10.00) and Other Good and Valuable Consideration to the undersigned grantor (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

Cindy W. Leonard now known as Cindy W. Kendrick, a married woman
and John P. Leonard, a married man

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

Charles Wright and Betty Jo Wright

(herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

- (1) A part of the property heretofore conveyed to the grantor by Earl Brasher, as shown by deed recorded in Real Book 119, at pages 120-121, office of Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the E ½ of the SE 1/4 of NE 1/4 of Section 11, Township 19 South, Range 1 West; thence N 0 degrees 03' 20" E along the West line of said E ½ 1013.35 feet to the Southerly right of way line of Bear Creek Road; thence N 56 degrees 27' E along said right of way 120.13 feet to the point of beginning; thence continue along the last named course 11.45 feet to the West line of a 25.0 feet Easement; thence S 30 degrees 27' E along said West line of easement 182.38 feet; thence S 22 degrees 13' E along easement line 107.82 feet; thence S 69 degrees 25' 20" W 102.49 feet; thence run Northerly approximately 300 feet (more or less) to the point of beginning.

Being a part of the E ½ of the SE 1/4 of the NE 1/4 of Section 11, Township 19 South, Range 1 West, and being a part of Parcel No. 2, according to survey of F.W. Meade, Registered Land Surveyor, dated February 10, 1987.

Also, a non-exclusive easement for ingress and egress to and from the above described parcel, and to and from other parcels now or formerly owned by Earl Brasher and to and from Shelby County Highway No. 43, which is also known as the Bear Creek Road, said easement being more particularly designated and described as being of a uniform width of 25.00 feet, the center line thereof being described as follows:

Commence at the SE corner of the NE 1/4 of SE 1/4 of Section 11, Township 19 South, Range 1 West; thence N 89 degrees 04' W along the South line of same 293.15 feet to the point of beginning of the center line of 25.00 ft. easement; thence N 0 degrees 29' E 1333.87 feet to the South line of the SE 1/4 of NE 1/4 of said Section 11; thence N 6 degrees 48' E 201.97 feet; thence N 36 degrees 47' W 106.56 feet; thence N 4 degrees 01' W 382.46 feet; thence N 22 degrees 13' W 293.34 feet; thence N 30 degrees 27' W 183.95 feet to the Southerly right of way line of Bear Creek Road, and the end of easement.

- (2) Begin at the SW corner of the E ½ of the SE 1/4 of the NE 1/4 of Section 11, Township 19 South, Range 1 West; thence N 0 degrees 03' 20" E along the West line of said E ½ 100.00 feet; thence S 89 degrees 20' E 391.19 feet to the West line of a 25.00 ft. Easement; thence S 6 degrees 48' W along said easement line 100.58 feet to the North line of the E ½ of the NE 1/4 of SE 1/4 of said Section 11; thence S 00 degrees 29' W along said easement line 357.03 feet; thence N 89 degrees 31' W 379.38 feet to the West line of said E ½ of NE 1/4 of SE 1/4; thence N 0 degrees 29' E along said West Line 358.23 feet to the point of beginning.

Being a part of the E ½ of the NE 1/4 of the SE 1/4 and a part of the E ½ of the SE 1/4 of NE 1/4 of Section 11, Township 19 South, Range 1 West, and being Parcel No. 10, according to survey of F. W. Meade, Registered Land Surveyor, dated February 10, 1987.

Also, a non-exclusive easement for ingress and egress to and from the above described parcel, and to and from other parcels now or formerly owned by the grantor, Earl Brasher, and to and from Shelby County Highway No. 43, which is also known as the Bear Creek Road, said easement being more particularly designated and described as being of a uniform width of 25.00 feet, the center line thereof being described as follows:

SEE OTHER SIDE...

Commence at the SE corner of the NE 1/4 of SE 1/4 of Section 11, Township 19 South, Range 1 West; thence N 89 degrees 04' W along the south line of same 293.15 feet to the point of beginning of the center line of 25.00 ft easement; thence N 0 degrees 29' E 1333.87 feet to the South Line of the SE 1/4 of NE 1/4 of said Section 11; thence N 6 degrees 48' E 201.97 feet; thence N 36 degrees 47' W 106.56 feet; thence N 4 degrees 01' W 382.46 feet; thence N 22 degrees 13' W 293.34 feet; thence N 30 degrees 27' W 183.95 feet to the Southerly right of way line of Bear Creek Road, and the end of easement. Subject to easements and rights of way of record.

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None of the above property is the homestead of the Grantors.

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, 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 hands and seals this 10th day of September 2004.

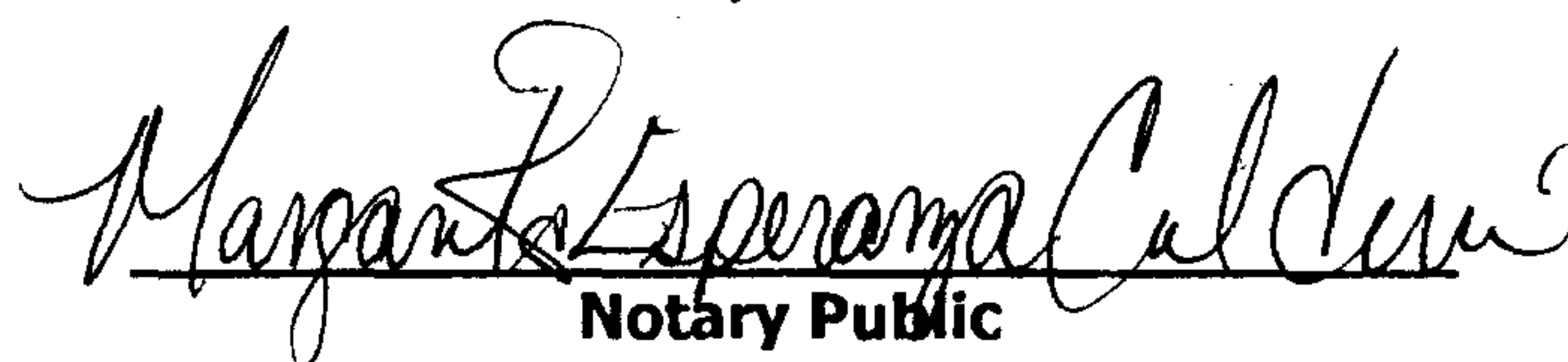

Cindy W. Leonard now know as Cindy W. Kendrick (SEAL)


STATE OF ALABAMA }
Telfer COUNTY }

GENERAL ACKNOWLEDGMENT

I, Margarita Esperanza Calderon, a Notary Public in and for said County, in said State, hereby certify that Cindy W. Leonard now known as Cindy W. Kendrick, a married woman 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 of the day the same bears date.

Given under my hand and official seal this the 10th day of September, 2004.


Notary Public

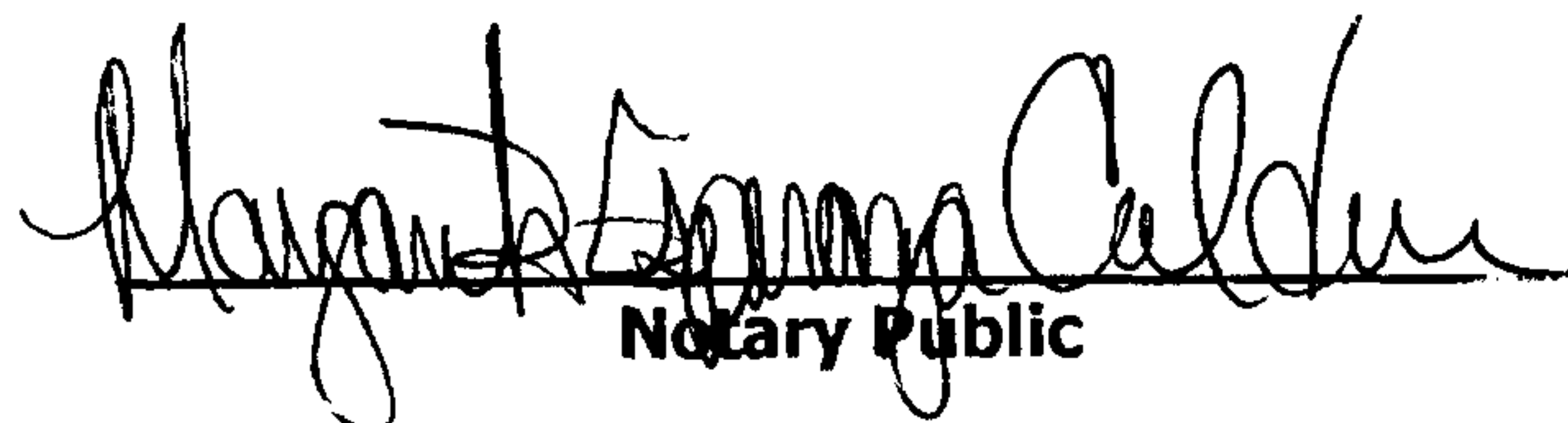

John P. Leonard (SEAL)

STATE OF ALABAMA }
Telfer COUNTY }

GENERAL ACKNOWLEDGMENT

I, Margarita Esperanza Calderon, a Notary Public in and for said County, in said State, hereby certify that John P. Leonard, a married man 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 of the day the same bears date.

Given under my hand and official seal this the 10th day of September 2004.


Notary Public