

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

20041012000562240 Pg 1/2 78.00
Shelby Cnty Judge of Probate,AL
10/12/2004 08:53:00 FILED/CERTIFIED

Send Tax Notice to:
Tyrus R. Sockwell, Jr.
119 Bolton Lane
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SIXTY FOUR THOUSAND DOLLARS AND NO/00 (\$64,000.00), and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Doris T. Bolton, an unremarried widow and Robert N. Bolton, Jr., a single man (herein referred to as grantor), grant, bargain, sell and convey unto, Tyrus R. Sockwell, Jr. and wife, Carolyn D. Sockwell,(herein referred to as grantees), the following described real estate, situated in: Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of Sept, 2004.

Doris T. Bolton

Robert N. Bolton, Jr.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify Doris T. Bolton and Robert N. Bolton, Jr., 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 the conveyance they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of Sept, 2004.

Notary Public

My commission expires:



EXHIBIT "A"
LEGAL DESCRIPTION

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Commence at the NW corner of the NE 1/4 of SE 1/4, Section 25, Township 21 South, Range 1 West; thence proceed South 0 degrees 14 minutes East (magnetic bearing) along the East boundary of the JBL Property, a distance of 2331.15 feet to a point (mining rail in place); thence turn an angle of 92 degrees 05 minutes to the right and proceed North 88 degrees 09 minutes West (magnetic bearing) a distance of 1526.66 feet to the point of beginning (axle in place) of the parcel herein described; thence turn an angle of 0 degrees 45 minutes to the left and proceed North 88 degrees 54 minutes West (magnetic bearing) along the South boundary of the JBL property a distance of 749.23 feet to a point (iron pin in place); thence turn an angle of 0 degrees 28 minutes to the left and proceed North 89 degrees 22 minutes West (magnetic bearing) along South property line a distance of 586.49 feet to a point (rail in place); thence turn an angle of 76 degrees 38 minutes to the right and proceed North 12 degrees 44 minutes West (magnetic bearing) a distance of 225.20 feet to a point (iron pin); thence turn an angle of 77 degrees 20 minutes to the left and proceed South 89 degrees 56 minutes West (magnetic bearing) along the South boundary of the JBL property, a distance of 433.0 feet to a point; thence turn an angle of 90 degrees 0 minutes to the right and proceed North 0 degrees 04 minutes West (magnetic bearing) a distance of 702.0 feet, more or less, to a point on the South right of way line of Bolton Lane; thence Easterly along the said South right of way line of Bolton Lane, a distance of 120.0 feet, more or less, to a point being the end of a 3 degree curve (iron pin); thence North 89 degrees 03 minutes 30 seconds East (magnetic bearing) along the said South right of way line of Bolton Lane a distance of 1755.14 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and proceed South 0 degrees 56 minutes 30 seconds East (magnetic bearing) a distance of 866.0 feet, more or less, to point of intersection with the North boundary of W.C. Billingsley property; thence turn an angle of 92 degrees 51 minutes 30 seconds to the right and proceed North 88 degrees 05 minutes West (magnetic bearing) along the said North boundary of W.C. Billingsley property a distance of 134.0 feet, more or less, to a point (axle); thence turn an angle of 100 degrees 57 minutes to the left and proceed South 9 degrees 02 minutes East a distance of 115.0 feet to the point of beginning. The above parcel of land lying in the SE 1/4 of the SW 1/4, SW 1/4 of SW 1/4, NW 1/4 of SW 1/4, and NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

LESS AND EXCEPT THOSE PARCEL PREVIOUSLY CONVEYED BY DEEDS RECORDED IN Deed Book 271, page 65; Deed Book 263, Page 140; Deed Book 270, Page 239; Deed Book 288, Page 332; Deed Book 278, Page 183; Deed Book 286, Page 676; Deed Book 276, Page 527; Deed Book 282, Page 498; Real Record 246, Page 99; Deed Book 292, Page 238; Deed Book 282, Page 645; Instrument #2000-09114; and Instrument #2000-39967, in the Probate Office of Shelby County, Alabama.