Send Tax Notice To:
MICHAEL L TODD AND KELLI M TODD
217 Cedar Lane
Columbiana, Ala 35051

20060213000071860 1/2 $84.00
Shelby Cnty Judge of Probate, AL
02/13/2006 02:25:02PM FILED/CERT

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **THREE HUNDRED FIFTY THOUSAND DOLLARS and NO/00 Dollars ($350,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

DAVID F COLEMAN AND WIFE, GAIL M COLEMAN

grant, bargain, sell and convey unto,

MICHAEL L TODD AND KELLI M TODD

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.
Situated in Shelby County, Alabama

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

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

$280,000.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

Grantors herein reserve and to themselves their heirs and assigns an easement for ingress egress and utilities across the East 30 feet of property described in Exhibit "A" herein. This easement shall run with the land and enure to the benefit of the grantors, their heirs and assigns forever.

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 6TH day of FEBUARY, 2006.

David F. Coleman
DAVID F COLEMAN

Gail Coleman
GAIL M COLEMAN

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

DAVID F COLEMAN AND GAIL M COLEMAN

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 on the day the same bears date, in her capacity as such personal representative.

Given under my hand and official seal this 6TH day of FEBRUARY, 2006.

Notary Public

My Commission Expires: 10-16-08

MICHAEL T. ATCHISON NOTARY PUBLIC ALABAMA STATE AT LARGE

EXHIBIT "A"
LEGAL DESCRIPTION

20060213000071860 2/2 $84.00
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A parcel of land located in the SW 1/4 of the NE1/4 of Section 36, Township 21 South, Range 1 West, being more particularly described as follows:
Commence at the Northeast corner of the SW 1/4 of the NE1/4 of Section 36, Township 21 South, Range 1 West, thence run North 89 degrees 59 minutes 37 seconds West along the North line of said 1/4-1/4 for 1238.42 feet; thence continue on the last described course for 526.47 feet; thence run South 4 degrees 38 minutes 09 seconds East for 358.51 feet to the POINT OF BEGINNING; thence run South 4 degrees 38 minutes 08 seconds East for 425.00 feet to a point on the North line of Cedar Lane, a private road; thence run North 88 degrees 40 minutes 31 seconds East along said road for 444.33 feet; thence run North 1 degrees 24 minutes 28 seconds East for 425.00 feet; thence run South 88 degrees 38 minutes 56 seconds West for 489.13 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama.

ALSO a non-exclusive roadway easement for ingress and egress, known as Cedar Lane and described as follows:
Commence at the Northwest corner of the SE1/4 of NW1/4, Section 36, Township 21 South, Range 1 West; thence run Westerly along the North line of the SW1/4 of NW1/4 of said Section 36, a distance of 97.11 feet to a point; thence turn an angle of 90 degrees to the left and run in a Southerly direction a distance of 772.72 feet to a point on the easternmost 40 foot right of way line of Shelby County Highway 47 which is the point of beginning of the 60 foot easement hereindescribed; thence turn an angle of 90 degrees 15 minutes 50 seconds to the left and run a distance of 293.38 feet to a point; thence run along a curve to the right (concave Southerly) having a central angle of 11 degrees 15 minutes 05 seconds and a radius of 537.60 feet for an arc distance of 105.57 feet to a point; thence run along the tangent of said curve a distance of 19.54 feet to a point; thence run along a curve to the left (concave Northerly) having a central angle of 7 degrees 17 minutes 22 seconds and a radius of 748.98 feet, an arc distance of 95.29 feet to a point; thence run along the tangent of said curve a distance of 186.36 feet to a point; thence run along a curve to the left (concave Northerly) having a central angle of 14 degrees 18 minutes 59 seconds and a radius of 365.14 feet, an arc distance of 91.24 feet to a point; thence run along the tangent of said curve for a distance of 46.64 feet to a point; thence run along a curve to the right (concave Southerly) having a central angle of 9 degrees 17 minutes 42 seconds and a radius of 649.41 feet, an arc distance of 105.325 feet to a point; thence run along the tangent of said curve a distance of 598.94 feet to a point; thence turn an angle of 92 degrees 49 minutes 58 seconds to the right and run a distance of 734.55 feet to a point; thence turn an angle of 90 degrees to the right and run a distance of 60.00 feet to a point; thence turn an angle of 90 degrees to the right and run 671.50 feet to a point; thence turn an angle of 92 degrees 49 minutes 58 seconds to the left and run a distance of 535.89 feet to a point; thence run along a curve to the left (concave Southerly) having a central angle of 9 degrees 17 minutes 42 seconds and a radius of 589.41 feet, an arc distance of 95.61 feet to a point; thence run along the tangent of said curve a distance of 46.64 feet to a point; thence run along a curve to the right (concave Northerly) having a central angle of 14 degrees 18 minutes 59 seconds and a radius of 425.14 feet, an arc distance of 106.23 feet to a point; thence run along the tangent of said curve a distance of 186.36 feet to a point; thence run along a curve to the right (concave Northerly) having a central angle of 7 degrees 17 minutes 22 seconds and a radius of 808.98 feet, an arc distance of 102.92 feet to a point; thence run along the tangent of said curve a distance of 19.54 feet to a point; thence run along a curve to the left (concave Southerly) having a central angle of 11 degrees 15 minute 05 seconds and a radius of 477.60 feet, an arc distance of 93.79 feet to a point; thence run along the tangent of said curve a distance of 275.00 feet to a point on the Easternmost 40 foot right of way line of Shelby County Highway 47; thence run Northerly along said right of way line a distance of 62.76 feet to the point of beginning. Said easement is lying in the SW1/4 of NW1/4 and SE1/4 of NW1/4, Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

Shelby County, AL 02/13/2006
State of Alabama

Deed Tax:$70.00