


Deed Tax: \$10.00


20060307000107240 1/4 \$30.00
Shelby Cnty Judge of Probate, AL
03/07/2006 03:03:31PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Phillip G. Stutts, Esq.
Leitman, Siegal & Payne, P.C.
600 North 20th Street, Suite 400
Birmingham, Alabama 35203

SEND TAX BILL TO:

Kenneth L. Jackson
177 Mullins Drive
Helena, Alabama 35080

STATUTORY DEED

recording fee
based on
\$10,000.00
consideration

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CAROLINE E. JACKSON AS TRUSTEE OF THE FAMILY TRUST CREATED UNDER THE WILL OF DUDLEY C. JACKSON** (hereinafter jointly and severally referred to as "Grantor") hereby grants, bargains, sells and conveys unto **KENNETH L. JACKSON** ("Grantee") an undivided one-half (1/2) interest in that certain tract or parcel of land in Shelby County, State of Alabama described on Exhibit "A", which is attached hereto and incorporated herein by reference. The land described on Exhibit "A" together with all of the tenements, hereditaments, improvements, buildings, fixtures, facilities, appurtenances, rights, easements and rights-of-way incident thereto, including without limitation all rights, title and interest of Seller in and to any and all roads, streets, alleys and ways bounding such property, free and clear of all liens, claims encumbrances, mortgages, leases, or leasehold estates is herein referred to as the "Property."

This conveyance of the Property and the covenants and warranties contained herein are made expressly subject to the matters set forth on Exhibit "B" which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor hereto sets its signature and seal this the 3rd day of March, 2006.

GRANTOR:

Caroline E. Jackson
CAROLINE E. JACKSON AS TRUSTEE OF THE
FAMILY TRUST CREATED UNDER THE WILL
OF DUDLEY C. JACKSON

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CAROLINE E. JACKSON AS TRUSTEE OF THE FAMILY TRUST CREATED UNDER THE WILL OF DUDLEY C. JACKSON, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of March, 2006.

Phillip L. Skelly
Notary Public

My Commission Expires: 8-25-2009

EXHIBIT "A"

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LEGAL DESCRIPTION

Parcel 1:

Begin at the SE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West; thence run North along the East line thereof 810.03 feet; thence 88 deg. 50 min. 12 sec. left run 336.43 feet; thence 108 deg. 21 min. 30 sec. left and run Southeasterly for 210.67 feet; thence 1 deg. 03 min. 25 sec. right and run Southeasterly 195 feet; thence 03 deg. 57 min. left continue for 200.00 feet; thence 109 deg. 27 min. right run Westerly 50.0 feet; thence 109 deg. 55 min. left run Southeasterly 200.00 feet; thence 111 deg. 23 min. 57 sec. right run Westerly 151.35 feet to the Northeasterly right of way of Mullins Drive; thence 110 deg. 23 min. 50 sec. left run Southeasterly along said right of way 46.26 feet; thence 71 deg. 05 min. 07 sec. left run Easterly 300.32 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel 3:

Part of Northeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West, of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Begin at Southeast corner of Northeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of said Section 15, thence in Westerly direction along the South boundary of said quarter-quarter section line 149.65 feet, thence turning an angle of 70 degrees and 05 minutes to the right in Northwesterly direction 242.27 feet, thence turning an angle of 109 degrees and 55 minutes to the right in Easterly direction 50.00 feet, thence turning an angle of 109 degrees and 27 minutes to the left in Northwesterly direction 200.00 feet to point of beginning of a tract of land herein described; thence turning an angle of 3 degrees and 57 minutes to the right in Northwesterly direction 195.00 feet, thence turning an angle of 72 degrees and 40 minutes to left in Westerly direction 209.05 feet to point of intersection with East boundary of a County Road Right of Way said point being the arc of a curve turning to left in Southerly direction and having a radius of 5704.58 feet said chord being subtended by a Central angle of 2 degrees 02 minutes and 56 seconds and having a chord of 203.98 feet in length said chord forming angle of 109 degrees and 18 minutes to left from last mentioned course having a length of 209.05 feet, thence along said arc of said curve 204.00 feet which is East boundary of said right of way, thence turning an angle of 72 degrees and 32 minutes to left from last mentioned chord having a length of 203.98 feet, thence in Easterly direction 200.00 feet to point of beginning.

Parcel 4:

A part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West, described as follows: Commence at SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run westerly along South line a distance of 149.65 feet; thence turn angle of 70 degrees 05 minutes to right in NW direction 42.27 feet to point of beginning, thence continuing in a straight line along last mentioned course 200.00 feet; thence turn angle of 109 degrees 55 minutes to right in Easterly direction 50.00 feet; thence turning an angle of 109 degrees 27 minutes to left in Northwesterly direction 200.00 feet; thence turn an angle of 70 degrees 33 minutes to left in Westerly direction 200 feet to point of intersection with the East boundary of a County Road right of way, said point being in the arc of a curve turning to left in Southerly direction and having a radius of 5704.58 feet, said chord being subtended by a central angle of 2 degrees 07 minutes 12 seconds and having a chord of 211.06 feet in length, said chord forming an angle of 109 degrees 28 minutes to left from last mentioned course having a length of 200.00 feet; thence along said arc of said curve 211.07 feet to the point of intersection with a straight line tangent to said arc; thence continuing along said straight line which is East boundary of said right of way of road 45.27 feet to the point of beginning of an arc of a curve turning to the right in Southerly direction and having a radius of 4799.69 feet said arc being subtended by a Central Angle of 1 degree 40 minutes and having a chord of 139.61 feet in length; thence along said arc of said curve 139.61 feet to point of intersection with a straight line tangent to said arc; thence along said straight line 4.06 feet which is on said right of way of road; thence turning an angle of 71 degrees 07 minutes to left in an Easterly direction 150.00 feet to point of beginning.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2006, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. Right of way to Shelby County, recorded in Volume 224, page 252 and Volume 222, page 955, in the Probate Office of Shelby County, Alabama.
3. Right of way granted to Alabama Power Company by instrument recorded in Volume 235, page 788 in the Probate Office of Shelby County, Alabama.
4. Less and except any portion of subject property lying within a road right of way.
5. Coal, oil, gas, and other mineral interests in, to or under the land herein described.