THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by: Kendall W. Maddox Kendall Maddox & Associates, LLC 2550 Acton Road, Ste 210 Birmingham, AL 35243

Send Tax Notice To: Kenneth J. Robinette Janet A. Robinette 1808 Smoketree Ln. Alabaster, AL 35007

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#10,000.00

STATE OF ALABAMA SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS:** 

That in consideration of TEN DOLLARS 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,

## KENNETH J. ROBINETTE AND WIFE, JANET A. ROBINETTE

(herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto

KENNETH J. ROBINETTE AND JANET A. ROBINETTE, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ROBINETTE LIVING TRUST, DATED FEBRUARY 27, 2006 AND ANY AMENDMENTS THERETO

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in N1/2 of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

See Attached Exhibit "A"

The attached described property does not constitute the homestead of the grantor or the grantor's spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors 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 GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27 day of Feb. STATE OF ALABAMA GENERAL ACKNOWLEDGEMENT: **JEFFERSON COUNTY** I, <u>Jennifer () Guiffin</u>, a Notary Public in and for said County, in said State, hereby certify that Kenneth J. Robinette and Janet A. Robinette, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed

of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 27 day of Fcb, 2006.

Notary Public

My Commission Expires

Shelby County, AL 03/10/2006

State of Alabama

Deed Tax: \$10.00

Parcel A

Commence at the SE corner of the SW 1/2 of the NE 1/2 of above said Section. Township and Range, said point being the point of beginning; thence N 88 deg. 54 min. 25 sec. W and along the 1/4 1/4 line, a distance of 532.21 feet; thence N 01 deg. 03 min. 39 sec. E a distance of 267.12 feet; Thence N 67 deg. 11 min. 54 sec. W a distance of 168.28 feet; thence N 84 deg. 06 min. 30 sec. Wile a distance of 109.45 feet; thence N 17 deg. 40 min. 40 sec. Ela distance of 147.80 feet to a point, said point being the heginning of a non tangent curve to the right, having a radius of 216.49 feet a central angle of 29 deg. 59 min. 52 sec. and subtended by a chord which bears N 39 deg. 42 min. 08 sec. E and a chord distance of 112.06 feet; thence along the arc of said curve a distance of 113.35 feet; thence N 48 deg. 38 min. 48 sec. E a distance of 96.07 feet to a point, said point being the beginning of a non tangent curve to the left having a radius of 252.23 feet a central angle of 23 deg. 25 min. 36 sec. and subtended by a chord which bears N 32 deg. 11 min. 57 sec. E and a chord distance of 102.41 feet; thence along the arc of said curve a distance of 103,13 feet to a point of a reverse curve to the right, having a radius of 518.87 feet, a central angle of 12 deg. 23 min. 36 sec. and subtended by a chord which bears N 40 deg. 23 min. 13 sec. E and a chord distance of 112.01 feet; thence along the arc of said curve a distance of 112.23 feet; thence N 59 deg. 22 min. 02 sec. E a distance of 126.72 feet to a point, said point being the beginning of a non tangent curve to the left having a radius of 138.33 feet, a central angle of 35 deg. 39 min. 31 sec. and subtended by a chord which bears N 30 deg. 00 min. 34 sec. E and a chord distance of 84.71 feet; thence along the arc of said curve, a distance of 86.09 feet to a point of a reverse curve to the right having a radius of 249,96 feet a central angle of 40 deg. 51 min. 02 sec. and subtended by a chord which bears N 17 deg. 04 min. 04 sec. E and a chord distance of 174,47 feet; thence along the arc of said curve a distance of 178.22 feet; thence N 51 deg. 11 min. 49 sec. E a distance of 114.24 feet to a point, said point being the beginning of a non tangent curve to the right having a radius of 1816.53 feet, a central angle of 06 deg. 47 min. 23 sec. and subtended by a chord which bears N 88 deg. 45 min. 49 sec. E and a chord distance of 215.14 feet; thence along the arc of said curve, a distance of 215.26 feet to the point of a compound curve to the right having a radius of 218.72 feet, a central angle of 36 deg. 25 min. 06 sec. and subtended by a chord which bears S 71 deg. 56 min. 26 sec. E and a chord distance of 136.70 feet; thence along the arc of said curve, a distance of 139.02 feet to a point of reverse curve to the left, having a radius of 79.74 feet, a central angle of 114 deg. 17 min. 07 sec. and subtended by a chord which bears N 69 deg. 47 min. 45 sec. E and a chord distance of 133.97 feet; thence along the arc of said curve, a distance of 159.05 feet; thence N 07 deg. 32 min. 58 sec. E a distance of 101.20 feet to a point, said point being the beginning of a nontangent curve to the right, having a radius of 249.83 feet, a central angle of 17 deg. 32 min. 07 sec and subtended by a chord which bears N 07 deg. 27 min. 10 sec. E and a chord distance of 76.16 feet; thence along the air; of said curve, a distance of 76.46 feet to a point lying on the Southwesterly right of way line of Shelby County Highway #42 (80 foot right of way); thence S 66 deg. 44 min. 08 sec. E and along said right of way a distance of 59.94 feet; thence S 00 deg. 34 min. 32 sec. W and leaving said right of way a distance of 599.70 feet; thence S 81 deg. 52 min. 41 sec. W a distance of 147.43 feet; thence S 28 deg. 25 min. 16 sec. W a distance of 133.92 feet; thence S 08 deg. 43 min. 28 sec. W a distance of 623,00; thence N 89 deg. 03 min. 18 sec. W and along the  $\frac{1}{4}$   $\frac{1}{4}$  line, a distance of 55.01 feet to the point of beginning; being situated in Shelby County, Alabama.

Also a 60 foot ingress\egress, Utility and Drainage lying 30 feet on either side of and parallel to the following described centerline:

Commence at the SE corner of the SW 1/4 of the NE 1/4 of above said Section, Township and Range; thence North 88 deg. 54 min. 25 sec. West and along the 1/2 - 1/4 line, a distance of 532.21 feet; thence North 01 deg. 03 min. 39 sec. East, a distance of 267.12 feet; thence North 67 deg. 11 min. 54 sec. West, a distance of 168.28 feet, thence North 84 deg. 06 min. 30 sec. West, a distance of 109.45 feet to the Point of Beginning of said Easement: thence North 17 deg. 40 min. 40 sec. East a distance of 147.80 feet to a point said point being the beginning of a non tangent curve to the right, having a radius of 216.49 feet, a central angel of 29 deg. 59 min. 52 sec. and subtended by a chord which bears North 39 deg. 42 min. 08 sec. East, and a chord distance of 112.06 feet, thence along the arc of said curve, a distance of 113.35 feet; thence North 48 deg. 38 min. 48 sec. East, a distance of 96.07 feet to a point, said point being the beginning of a nontangent curve to the left, having a radius of 252.23 feet, a central angel of 23 deg. 25 min. 36 sec., and subtended by a chord which bears North 32 deg. 11 min. 57 sec. East and a chord distance of 102.41 feet; thence along the arc of said curve a distance of 103.13 feet to a point of a reverse curve to the right, having a radius of 518.87 feet, a central angle of 12 deg. 23 min. 36 sec. and subtended by a chord which bears North 40 deg. 23 min. 13 sec. East and a chord distance of 112.01 feet; thence along the arc of said curve a distance of 112.23 feet; thence North 59 deg. 22 min. 02 sec. East a distance of 126.72 feet to a point, said point being the beginning of a non tangent curve to the left, having a radius of 138.33 feet, a central angle of 35 deg. 39 min. 31 sec. and sublended by a chord which bears North 30 deg. 00 min. 34 sec. East and a chord distance of 84.71 feet; thence along the arc of said curve, a distance of 86.09 feet to a point of a reverse curve to the right having a radius of 249.96 feet a central angle of 40 deg. 51 min. 02 sec. and subtended by a chord which bears North 17 deg. 04 min. 04 sec. East and a chord distance of 174.47 feet; thence along the arc of said curve a distance of 178.22 feet; thence North 51 deg. 11 min. 49 sec. East a distance of 114.24 feet to a point, said point being the beginning of a non tangent curve to the right having a radius of 1,816.53 feet a central angle of 06 deg. 47 min. 23 sec. and subtended by a chord which bears North 88 deg. 45 min. 49 sec. and a chord distance of 215.14 feet; thence along the arc of said curve, a distance of 215.26 feet to the point of a compound curve to the right, having a radius of 218.72 feet; a central angle of 36 deg. 25 min. 06 sec. and subtended by a chord which bears North 71 deg. 56 min, 26 sec. East and a chord distance of 136 70 feet; thence along the arc of said curve a distance of 139.02 feet to a point of reverse curve to the left, having a radius of 79.74 feet a central angle of 114 deg. 17 min. 07 sec. and subtended by a chord which bears North 69 deg. 47 min. 45 sec. East and a chord distance of 133.97 feet; thence along the arc of said curve a distance of 159.05 feet; thence North 07 deg. 32 min. 58 sec. East a distance of 101.20 feet to a point, said point being the beginning of a non tangent curve to the right, having a radius of 249.83 feet a central angle of 17 deg. 32 min. 07 sec. and subtended by a chord which bears North 07 deg. 27 min. 10 sec. East and a chord distance of 76.16 feet; thence along the arc of said curve, a distance of 76.46 feet to the End of Said Easement.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

200603100000114350 2/2 \$24.00 Shelby Cnty Judge of Probate, AL 03/10/2006 02:47:04PM FILED/CERT