

14091



20060404000155670 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
04/04/2006 02:37:33PM FILED/CERT

Shelby County, AL 04/04/2006
State of Alabama

Deed Tax: \$13.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

RYAN S. NELSON
#0 CAHABA RIVER ROAD
BIRMINGHAM, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY THOUSAND DOLLARS and 00/100 (\$130,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, COOPER M. SCHLEY, JR. (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RYAN S. NELSON and ANDREA L. NELSON, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LEGAL DESCRIPTION

Commence at the SW corner of the SW ¼ of NW ¼ Section 26, Township 19 South, Range 3 West, and run North a distance of 686.65 feet to the point of beginning; thence continue along same line a distance of 647.10 feet to the NW corner of SW ¼ of NW ¼ Section 26, Township 19 South, Range 3 West, thence turn an angle right 90° 26' and run East a distance of 487.85 feet to a corner; thence turn an angle right 89° 18' and run South a distance of 725 feet to the Northern line of a 30 foot county road, thence run in a Westerly direction along said Northern line of said 30 foot county road a distance of 312 feet to an iron corner; thence run West 205.4 feet to an iron corner, being a point on the West boundary of Section 26, Township 19 South, Range 3 West and the point of beginning.

Less and Except:

Commence at the Northwest corner of the SW ¼ of the NW ¼ of Section 26, Township 19 South, Range 3 West, and run in an Easterly direction along the North line of said ¼ - ¼ section a distance of 296.27 feet to the point of beginning; thence continue along the last stated course a distance of 252.80 feet to a point; thence 93°47'43" right in a Southerly direction a distance of 682.00 feet to a point on the Northerly right of way line of Shelby County highway No. 272; thence 117°45' right in the arc of a curve to the right having a radius of 196.24 feet and a central angle of 26°26' and along said right of way line a distance of 90.54 feet to the P.T. (Point of Tangent) of said curve; thence in the tangent of said curve in a Northwesterly direction a distance of 67.30 feet to the P.C. (Point of Curve) of a curve to the left; thence in the arc of said curve having a radius of 108.16 feet and a central angle of 25°19'12" and along said right of way line a distance of 47.80 feet to a point; thence 42°05'34" to the right (angle measure to chord) in a Northwesterly direction a distance of 255.07 feet to a point; thence 18°07' left in a Northwesterly direction a distance of 221.37 feet to a point; thence 1°08' left in a Northwesterly direction a distance of 40.11 feet to a point; thence 120°56'30" to the right in an Easterly direction a distance of 162.00 feet to a point; thence 90°00' left in a Northerly direction a distance of 150.00 feet to the point of beginning.

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SUBJECT TO:

1. TAXES FOR THE YEAR 2005 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO INCLUDING RELEASE OF DAMAGES.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN REAL 52 PAGE 140 REAL 723 PAGE 595 REAL 119 PAGE 883 VOLUME 18 PAGE 11 VOLUME 202 PAGE 344 AND VOLUME 230 PAGE 132.

\$117,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, COOPER M. SCHLEY, JR., have hereunto set his, her or their signature(s) and seal(s), this the 23rd day of March, 2006.

*Cooper M. Schley, Jr. by and through
his attorney in fact, Edward Van Anderson*

COOPER M. SCHLEY, JR. BY AND THROUGH
HIS ATTORNEY IN FACT, EDWARD VAN ANDERSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that EDWARD VAN ANDERSON whose name(s) as attorney in fact for COOPER M. SCHLEY, JR., 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, he, she, they, in their capacity as Attorney In Fact, executed the same voluntarily with full authority on the day the same bears date.

Given under my hand this the 23RD day of MARCH, 2006.

George M. Vaughn

Notary Public
My commission expires: 9.29.02

