

This form furnished by:

20070604000257310 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
06/04/2007 09:49:13AM FILED/CERT

This instrument was prepared by:

(Name) Kathy Joseph
(Address) Columbiana, AL

Send Tax Notice to:

(Name) _____
(Address) _____

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and no/100----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
Kathy L. Joseph, a widow

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

L. Daniel Joseph

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Legal description attached hereto as Exhibit "A" and made a part hereof as if written herein.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its 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 stated above; that I (we) have 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 heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 31st
day of May, 2007 th.

(Seal)

(Seal)

(Seal)

Kathy L. Joseph
Kathy L. Joseph (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County, in said State, hereby certify that Kathy L. Joseph, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31st day of May 2007

My Commission Expires:

Martha B. Ferguson
Notary Public



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Exhibit 'A'

The South 7.5 acres, more or less, of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ in Section 23, Township 20 South, Range 1 West, being more particularly described as follows: From the accepted Southwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 20 South, Range 1 West, run thence East along the accepted South boundary of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 677.63 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 677.63 feet to the accepted Southeast corner of aforementioned SE $\frac{1}{4}$ of SW $\frac{1}{4}$; thence turn 87 degrees 41 minutes 07 seconds left and run 482.0 feet along the accepted East boundary of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$; thence turn 92 degrees 18 minutes 33 seconds left and run 679.44 feet; thence turn 87 degrees 54 minutes 21 seconds left and run 482.0 feet to the point of beginning

.Also the right of ingress, egress and utility installations over and along that certain non-exclusive easement extending from County paved road No. 47 East and which lies immediately South of the North line of NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 26, Township 20 South, Range 1 West; thence continue East, but changing to a 30 foot easement on each side of the North line of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26 and the South line of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 23, Township 20 South, Range 1 West; thence run due North along the center line of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 23 (being 30 feet wide on each side of said center line) to a point where it intersects the N $\frac{1}{2}$ of the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 23.

All being situated in Shelby County, Alabama.

Shelby County, AL 06/04/2007
State of Alabama

Deed Tax: \$10.00