


INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH


20070823000398330 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/23/2007 12:43:48PM FILED/CERT

This instrument was prepared by

Mitchell A. Spears

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P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

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Send Tax Notice to:

(Name) Stephanie Naish

(Address) 155 Gable Lane

Montevallo, AL 35115

MINIMUM VALUE: \$5,000.00

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR, (\$1.00) 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, **JOSEPH W. STEPHENS, an unmarried man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **STEPHANIE NAISH** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

REFERENCE IS HEREBY MADE TO THE LEGAL DESCRIPTION HERETO ATTACHED AS EXHIBIT "A", AND FULLY INCORPORATED HERewith, AS THOUGH FULLY SET OUT HEREIN.

SUBJECT TO:

Taxes for 2007 and subsequent years.

Easement to South Central Bell recorded in Deed Book 329, Page 421.

Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Deed Book 320, Page 732.

SOURCE OF TITLE: Warranty Deed, with right of survivorship, recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 2000-38434.

THE GRANTOR HEREIN IS THE SURVIVING GRANTEE DESIGNATED UPON THAT WARRANTY DEED RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, AT INSTRUMENT NO. 2000-38434; THE OTHER GRANTEE LULLA MAE STEPHENS, HAVING DECEASED ON APRIL 13, 2007.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, 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 stated 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 heirs 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 23rd day of August, 2007.

Joseph W. Stephens
JOSEPH W. STEPHENS


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JOSEPH W. STEPHENS**, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of August, 2007.

L. Mitchell Stamp
Notary Public

My commission expires: 5/17/2011


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20070823000398330 3/3 \$22.00
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Exhibit "A"

A parcel of land in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said $\frac{1}{4}$ $\frac{1}{4}$ section; thence run North 01 degree 22 minutes 17 seconds East 255.00 feet along the West $\frac{1}{4}$ $\frac{1}{4}$ line; thence run South 89 degrees 18 minutes 43 seconds East 535.00 feet to the point of beginning; thence continue last course 400.00 feet; thence run North 01 degree 24 minutes 17 seconds East 486.00 feet; thence run North 89 degrees 18 minutes 43 seconds West 245.00 feet; thence run South 01 degree 24 minutes 17 seconds West 100.00 feet; thence run North 89 degrees 18 minutes 43 seconds West 285.00 feet; thence run South 00 degrees 41 minutes 00 seconds West 286.00 feet; thence run South 89 degrees 18 minutes 43 seconds East 130.00 feet; thence run South 03 degrees 27 minutes 58 seconds West 100.00 feet to the point of beginning.

Also, a right of way for ingress, egress and utilities, in the West half of the NE $\frac{1}{4}$ of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama; 60 feet wide, 30 feet on each side of the following described centerline; Commence at the Southwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2; thence run North 01 degree 22 minutes 17 seconds East along the West $\frac{1}{4}$ $\frac{1}{4}$ line 305.96 feet; thence run South 88 degrees 37 minutes 43 seconds East 934.96 feet to a point on the East line of the Tom Smitherman property and the centerline of Cable Lane (a chert road), said point being on a clockwise curve having a delta angle of 23 degrees 08 minutes 33 seconds and a radius of 283.00 feet; thence turn right 67 degrees 27 minutes 20 seconds to tangent and run along the arc of said curve 118.35 feet to the point of tangent; thence run South 01 degree 58 minutes 00 seconds West 311.28 feet tangent to said curve along said centerline; thence run South 05 degrees 53 minutes 55 seconds West 130.95 feet along said centerline to the point of a clockwise curve having a delta angle of 30 degrees 47 minutes 22 seconds and a radius of 320.00 feet; thence run along the arc of said curve 222.23 feet; thence run South 53 degrees 07 minutes 44 seconds West 122.48 feet to the center of Shelby County Highway #10 and the end of said centerline.

Shelby County, AL 08/23/2007
State of Alabama

Deed Tax: \$5.00