



20080310000098080 1/5 \$24.00
Shelby Cnty Judge of Probate, AL
03/10/2008 03:41:38PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Kendall A. Coupland
1415 Sumner Drive
Columbiana, AL 35051

STATE OF ALABAMA

)

:

COUNTY OF SHELBY

)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Ten Thousand and 00/100 (\$310,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Michael M. Jared, a married man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Kendall A. Coupland**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject To:

Ad valorem taxes for 2008 and subsequent years not yet due and payable until October 1, 2008. Existing covenants and restrictions, easements, building lines and limitations of record. Grantor reserves unto himself, his successors, heirs and assigns mineral and mining rights to the property.

Property herein described is being conveyed in its present "AS-IS" condition.

\$309,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above described property does not constitute the homestead of the Grantor or that of his spouse.

The preparer of this instrument makes no representations as to the status of the title of the property conveyed herein. Legal description supplied by Grantor.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 03/10/2008
State of Alabama

Deed Tax: \$1.00

February, 2008.

20080310000098080 2/5 \$24.00
Shelby Cnty Judge of Probate, AL
03/10/2008 03:41:38PM FILED/CERT

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2008. 

My Commission Expires: 6-5-2011



Exhibit "A"
Legal Description

The Northeast one-fourth of the Northwest one-fourth of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama and more particularly described as follows:

Commence at a pine knot accepted as the Southwest corner of the Northeast one-fourth of the Northwest one-fourth of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama; thence North 02 degrees 52 minutes 48 seconds East along the West boundary of said quarter-quarter section for a distance of 129.21 feet to a 1" open top pipe being located on the Northerly right-of-way of a paved road, said point being the point of beginning. From this beginning point proceed North 02 degrees 44 minutes 22 seconds East along the West boundary of said quarter-quarter section for a distance of 243.31 feet to a 1" open top pipe in place; thence continue North 02 degrees 44 minutes 22 seconds East along the West boundary of said quarter-quarter section for a distance of 62.55 feet; thence proceed North 78 degrees 32 minutes 58 seconds East for a distance of 316.21 feet to a 1" open top pipe in place; thence proceed South 10 degrees 25 minutes 29 seconds West for a distance of 346.46 feet to a ½" rebar in place being located on the Northerly right-of-way of said road; thence proceed South 83 degrees 59 minutes 40 seconds West along the Northerly right-of-way of said road for a distance of 263.29 feet to the point of beginning.

EXHIBIT "A"

EASEMENT NO. 1:

A 30 FOOT INGRESS AND EGRESS AND UTILITIES EASEMENT being more particularly described as follows to-wit: Commence at a pine knot in rock pile accepted as the Southwest corner of the Northeast one-fourth of the Northwest one-fourth of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 02 degrees 52' 48" East along the West boundary of said quarter-quarter section for a distance of 94.40 feet to a point on the Southerly boundary of said easement, said point being the point of beginning. From this beginning point continue North 02 degrees 52' 48" East along the West boundary of said quarter-quarter section for a distance of 34.81 feet to a point on the North boundary of said easement; thence proceed North 84 degrees 06' 30" East along the north boundary of said easement for a distance of 263.32 feet to a 1" rebar in place; thence proceed North 84 degrees 32' 29" East along the North boundary of said easement for a distance of 288.88 feet (set ½" rebar); thence proceed South 18 degrees 04' 06" East for a distance of 21.91 feet; thence proceed South 84 degrees 32' 29" West along the Southerly boundary of said easement for a distance of 308.98 feet; thence proceed South 73 degrees 24' 51" West for a distance of 89.45 feet; thence proceed South 85 degrees 18' 34" West for a distance of 165.30 feet to the point of beginning being the termination of said easement.

EASEMENT 2:

A COMMON EASEMENT of varying width for Ingress-Egress and Utilities: Commence at a pine knot in rock pile accepted as the Southwest corner of the Northeast one-fourth of the Northwest one-fourth of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 02 degrees 52' 48" East along the West boundary of said quarter-quarter section for a distance of 94.40 feet to a point on the Southerly boundary of said easement, said point being the point of beginning. From this beginning point continue North 02 degrees 52' 48" East along the West boundary of said quarter-quarter section for a distance of 34.81 feet to a point on the North boundary of said easement; thence proceed North 84 degrees 06' 30" East along the north boundary of said easement for a distance of 263.32 feet to a 1" rebar in place; thence proceed South 30 degrees 09' 14" West for a distance of 26.30 feet; thence proceed South 20 degrees 56' 50" West along the Easterly boundary of said easement for a distance of 140.26 feet to a point on the Westerly shoreline of a lake; thence proceed South 58 degrees 54' 59" East along the Northerly shoreline of said lake for a distance 100.65 feet; thence proceed South 49 degrees 29' 31" East along the Northerly shoreline of said lake for a distance of 39.37 feet; thence proceed North 81 degrees 50' 40" East along the Northerly shoreline of said lake for a distance of 37.69 feet; thence proceed South 86 degrees 21' 25" East along the Northerly shoreline of said lake for a distance of 60.55 feet; thence proceed South 89 degrees 12' 34" East along the Northerly shoreline of said lake for a distance of 66.41 feet; thence proceed North 01 degrees 08' 39" East along the Northerly shoreline of said lake for a distance of 23.62 feet; thence proceed North 79 degrees 04' 13" East along the Northerly shoreline of said lake for a distance of 29.30 feet; thence proceed South 28 degrees 18' 36" East along the Northerly shoreline of said lake for a distance of 23.40 feet; thence proceed North 53 degrees 47' 57" East along the Northerly shoreline of said lake for a distance of 75.24 feet; thence proceed North 78" 53' 21" East along the Northerly shoreline of said lake for a distance of 34.99 feet; thence proceed North 79 degrees 20' 35" East along the Northerly shoreline of said lake for a distance of 109.70 feet; thence proceed South 47 degrees 54' 3 1 " East along the shoreline of said lake for a distance of 41.08 feet; thence proceed North 87 degrees 04' 2 1 " East along the shoreline of said take for a distance of 27.52 feet to a 1" open top pipe in place; thence proceed South 32 degrees 04' 13" East along the shoreline of said lake for a distance of 23.52 feet; thence proceed South 59" 01' 55" West along the shoreline of said lake for a distance of 62.57 feet; thence proceed South 41 degrees 14' 55" West along the shoreline of said lake for a distance of 79.53 feet; thence proceed South 23" 36' West along the Southerly shoreline of said lake for a distance of 97.67 feet; thence proceed South 58 degrees 15' 12" West along the Southerly shoreline of said lake for a distance of 78.80 feet; thence proceed South 38 degrees 24' 20" West

along the Southerly shoreline of said lake for a distance of 115.77 feet (set ½" rebar); thence proceed South 57 degrees 45' 01" West along the Southerly shoreline of said lake for a distance of 68.19 feet (set ½" rebar); thence proceed South 45 degrees 30' 41 " West along the Southerly shoreline of said lake for a distance of 50.13 feet (set ½" rebar); thence proceed South 85 degrees 11' 47" West along the Southerly shoreline of said lake for a distance of 62.46 feet (set ½" rebar); thence proceed South 29 degrees 34' 49" West along the Southerly shoreline of said lake for a distance of 65.46 feet (set ½" rebar); thence proceed South 05 degrees 40' 11" East along the shoreline of said lake for a distance of 79.16 feet (set ½" rebar); thence proceed South 05 degrees 55' 49" West along the shoreline of said lake for a distance of 178.59 feet (set ½" rebar); thence proceed South 47 degrees 01' 53" West along the shoreline of said lake for a distance of 35.0 feet (set ½" rebar); thence continue South 47 degrees 01' 53" West for a distance of 57.62 feet to a point on the Westerly boundary of a ingress/egress easement (set ½"); thence proceed North 26 degrees 57' 11 " West along the Westerly boundary of said easement for a distance of 94.55 feet; thence proceed North 48 degrees 57' 00" West along the Westerly boundary of said easement for a distance of 134.11 feet; thence proceed North 18 degrees 06' 20" West along the Westerly boundary of said easement for a distance of 62.49 feet; thence proceed North 03 degrees 21' 16" West along the Westerly boundary of said easement for a distance of 190.49 feet; thence proceed North 08 degrees 45' 20" East along the Westerly boundary of said easement for a distance of 64.35 feet; thence proceed North 17 degrees 57' 56" East along the Westerly boundary of said easement for a distance of 119.49 feet; thence proceed North 21 degrees 43' 10" East along the Westerly boundary of said easement for a distance of 185.36 feet; thence proceed North 15 degrees 50' 01 " East along the Westerly boundary of said easement for a distance of 100.68 feet; thence proceed North 22 degrees 35' 42" West along the Westerly boundary of said easement for a distance of 56.49 feet; thence proceed South 85 degrees 18' 34" West along the South boundary of said easement for a distance of 165.30 feet to the point of beginning.

EASEMENT 3:

Together with a Thirty-Foot wide non-exclusive easement for ingress and egress running from the intersection of the easement described herein as Easement No. 2 with the NW property line of Parcel 5, which said Parcel 5 is more particularly described hereinafter;

Parcel 5:

A strip of land 400 feet wide situated in a portion of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of the Northeast Quarter of the Southwest Quarter of Section 36, Township 20 South, Range 1 West, the point of beginning of the herein described tract, run Northerly along the West line of said Quarter-Quarter 282.57 feet to a point on said Quarter-Quarter line; Thence Northeasterly deflecting 45 deg. 3 min. 17 sec. Right 3,400 feet, more or less, to a point on the North line of the Southwest Quarter of the Northeast Quarter of said Section 36; Thence Easterly along the North line of said Quarter-Quarter deflecting 45 deg., more or less, 283 feet, more or less, to an iron rail, the Northeast Corner of Southwest Quarter of the Northeast Quarter of said Section 36; Thence Southerly along the East line of said Quarter-Quarter deflecting 90 deg. , more or less, 283 feet, more or less, to a point on said Quarter-Quarter line; Thence Southwesterly and parallel with the Northerly property line of said 400 feet strip deflecting 45 deg., more or less, 3,400 feet, more or less, to a point on the South line of the Northeast Quarter of the Southwest Quarter of said Section 36; thence Westerly along the South line of said Quarter-Quarter deflecting 45 deg., more or less, 283 feet, more or less, to a cedar peg and rock corner, the point of beginning; containing 33 acres, more or less;

Thence run in a Northerly direction along the Northwesternly line of said Parcel 5 for a distance of approximately 700 feet to the end of said easement.