



20080808000320110 1/5 \$73.00  
Shelby Cnty Judge of Probate, AL  
08/08/2008 11:46:02AM FILED/CERT

Shelby County, AL 08/08/2008  
State of Alabama

Deed Tax: \$50.00

This Document Prepared by:  
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Duell Law Firm, LLC  
4320 Eagle Point Parkway  
Birmingham, AL 35242

5000 RQ

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

STATE OF ALABAMA

}

**KNOW ALL MEN BY THESE PRESENTS,**

SHELBY COUNTY

That in consideration of Ten Dollars and other Good and Valuable consideration to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

**SOUTH OAK TRUST**

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

**MARSHA K. DUELL and her husband RICHARD C. DUELL, III**

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to wit:

Lot 3 of Parson's Southoak Subdivision recorded on July 31, 2008 in Map Book 40, Page 48, Instrument No. 20080731000307660 in the Judge of Probate's Office, Shelby County, Alabama.

Subject to all easements, restrictions, covenants and rights of way of record. Further subject to a Right of First Refusal Agreement entered into contemporaneously herewith and providing that if the real estate described hereinabove is ever sold or ownership divested by operations of law or by transfer of any kind the real estate described hereinabove shall be subject to a Right of First Refusal Agreement in favor of GRANTORS or GRANTORS' transferee to acquire the property in accordance with the Right of First Refusal Agreement executed simultaneously herewith and recorded simultaneously with this Warranty Deed

FURTHER there is hereby expressly reserved unto GRANTORS, their heirs, executors, administrators, successors, and assigns, an easement and right-of-way described in Exhibit "A" attached hereto for the purpose of ingress and egress.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES 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 GRANTEEES 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 GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they be 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8<sup>th</sup> day of August 2008.

WITNESS:

Selicia Judlidge (SEAL)

Selicia Judlidge (SEAL)

**SOUTH OAK TRUST**

By: Bobbie Jo Parsons (SEAL)  
Bobbie Jo Parsons, Trustee

**SOUTH OAK TRUST**

By: James T. Parsons (SEAL)  
James T. Parsons, Trustee



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STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bobbie Jo Parsons, Trustee of South Oak Trust**, 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 she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of August, 2008.

[ SEAL ]

*Leticia Hudlidge*  
Notary Public  
MY COMMISSION EXPIRES: 4-21-2010

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James T. Parsons, Trustee of South Oak Trust**, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of August 2008.

[ SEAL ]

*Leticia Hudlidge*  
Notary Public  
MY COMMISSION EXPIRES: 4-21-2010



## EXHIBIT "A"

Description of a 20 foot wide easement for ingress, egress and public utilities lying 10 feet on each side of the centerline, said centerline being described as follows:

From the NW corner of Section 26, Township 18 South, Range 1 West, Shelby County, Alabama, run in a southerly direction along the west line of said Section 26 for a distance of 975.59 feet; thence turn an angle to the left of  $139^{\circ}-00'-58''$  and run in a northeasterly direction for a distance of 205.20 feet; thence turn an angle to the right of  $54^{\circ}-18'-03''$  and run in an easterly direction for a distance of 466.16 feet to an existing 1" crimp iron pin; thence turn an angle to the right of  $22^{\circ}-10'-10''$  and run in a southeasterly direction for a distance of 812.32 feet to an existing 1" crimp iron pin; thence turn an angle to the right of  $7^{\circ}-44'-37''$  and run in a southeasterly direction for a distance of 779.39 feet to an existing 2" capped pipe being on the northwest right-of-way line of Shelby County Highway No. 41; thence turn an angle to the right of  $89^{\circ}-59'-20''$  and run in a southwesterly direction along the northwest right-of-way line of said Shelby County Highway No. 41 for a distance of 61.75 feet to the point of beginning; said point of beginning also being the point of beginning of a curve, said curve being concave in an easterly direction and having a central angle of  $60^{\circ}-12'-48''$  and a radius of 75.0 feet; thence turn an angle to the right ( $123^{\circ}-19'-13''$  to the chord of said curve) and run in a northwesterly and northerly direction along the arc of said curve for a distance of 78.82 feet to the point of ending of said curve; thence run in a northeasterly direction along a line tangent to the end of said curve for a distance of 40.91 feet to the point of beginning of a new curve, said latest curve being concave in a westerly direction and having a central angle of  $27^{\circ}-45'-40''$  and a radius of 106.0 feet; thence turn an angle to the left and run in a northerly and northwesterly direction along the arc of said curve for a distance of 51.36 feet to the point of ending of said curve; thence run in a northwesterly direction along a line tangent to the end of said curve for a distance of 54.11 feet to the point of beginning of a new curve, said latest curve being concave in an easterly direction and having a central angle of  $47^{\circ}-28'-49''$  and a radius of 175.0 feet; thence turn an angle to the right and run in a northwesterly, northerly and northeasterly direction along the arc of said curve for a distance of 145.02 feet to the point of ending of said curve; thence run in a northeasterly direction along a line tangent to the end of said curve for a distance of 20.08 feet to the point of beginning of a new curve, said latest curve being concave in a westerly direction and having a central angle of  $48^{\circ}-16'-37''$  and a radius of 95.0 feet; thence turn an angle to the left and run in a northeasterly and northerly direction along the arc of said curve for a distance of 80.05 feet to the point of ending of said curve; thence run in a northwesterly direction along a line tangent to the end of said curve for a distance of 21.68 feet to the point of beginning of a new curve, said latest curve being concave in an easterly direction and having a central angle of  $30^{\circ}-06'-05''$  and a radius of 365.0 feet; thence turn an angle to the right and run in a northwesterly, northerly and northeasterly direction along the arc of said curve for a distance of 191.76 feet to the point of ending of said curve; thence run in a northeasterly direction along a line tangent to the end of said curve for a distance of 236.61 feet to the point of beginning of a new curve, said latest curve being concave in a westerly direction and having a central angle of  $63^{\circ}-32'-45''$  and a radius of 153.0 feet; thence turn an angle to the left and run in a northeasterly, northerly



and northwesterly direction along the arc of said curve for a distance of 169.69 feet to the point of ending of said curve; thence run in a northwesterly direction along a line tangent to the end of said curve for a distance of 57.91 feet to the point of beginning of a new curve, said latest curve being concave in a northeasterly direction and having a central angle of  $51^{\circ}-48'-44''$  and a radius of 50.0 feet; thence turn an angle to the right and run in a northwesterly and northerly direction along the arc of said curve for a distance of 45.21 feet to the point of ending of said curve; thence run in a northerly direction along a line tangent to the end of said curve for a distance of 126.16 feet to the point of beginning of another curve, said latest curve being concave in a southeasterly direction, having a central angle of  $87^{\circ}-27'-24''$  and a radius of 115.0 feet; thence turn an angle to the right and run in a northerly, northeasterly and easterly direction along the arc of said curve for a distance of 175.54 feet to the point of ending of said curve; thence run in an easterly direction along a line tangent to the end of said curve for a distance of 144.31 feet to the point of beginning of a new curve, said latest curve being concave in a northerly direction and having a central angle of  $44^{\circ}-07'-22''$  and a radius of 145.0 feet; thence turn an angle to the left and run in an easterly and northeasterly direction along the arc of said curve for a distance of 111.66 feet to the point of ending of said curve; thence run in a northeasterly direction along a line tangent to the end of said curve for a distance of 16.90 feet to the point of beginning of a new curve, said latest curve being concave in a northwesterly direction and having a central angle of  $18^{\circ}-08'-21''$  and a radius of 550.0 feet; thence turn an angle to the left and run in a northeasterly direction along the arc of said curve for a distance of 174.12 feet to the point of ending of said curve; thence run in a northeasterly direction along a line tangent to the end of said curve for a distance of 38.65 feet; thence turn an angle to the left of  $86^{\circ}-12'-33''$  and run in a northwesterly direction for a distance of 105.39 feet to the point of beginning of a new curve, said latest curve being concave in a southerly direction and having a central angle of  $36^{\circ}-51'-35''$  and a radius of 90.0 feet; thence turn an angle to the left and run in a northwesterly, westerly and southwesterly direction along the arc of said curve for a distance of 57.90 feet to the point of ending of said curve; thence run in a southwesterly direction along a line tangent to the end of said curve for a distance of 50.55 feet to the point of beginning of a new curve, said latest curve being concave in a southeasterly direction and having a central angle of  $10^{\circ}-40'-56''$  and a radius of 500.0 feet; thence turn an angle to the left and run in a southwesterly direction along the arc of said curve for a distance of 93.22 feet to the point of ending of said curve; thence run in a southwesterly direction along a line tangent to the end of said curve for a distance of 53.45 feet to the point of beginning of a new curve, said latest curve being concave in a northerly direction and having a central angle of  $40^{\circ}-02'-34''$  and a radius of 140.0 feet; thence turn an angle to the right and run in a southwesterly, westerly and northwesterly direction along the arc of said curve for a distance of 97.84 feet to the point of ending of said curve; thence run in a northwesterly direction along a line tangent to the end of said curve for a distance of 113.97 feet to the point of beginning of a new curve, said latest curve being concave in a northeasterly direction and having a central angle of  $60^{\circ}-13'-29''$  and a radius of 100.0 feet; thence turn an angle to the right and run in a northwesterly direction along the arc of said curve for a distance of 105.11 feet to the point of ending of said curve; thence run in a northwesterly direction along a line tangent to the end of said curve for a distance of 44.69 feet to the point of beginning of another curve, said latest curve being concave in a southerly direction and having a



central angle of  $60^{\circ}-00'-42''$  and a radius of 70.0 feet; thence turn an angle to the left of ( $70^{\circ}-34'-23''$  to the chord of said curve) and run in a northwesterly, westerly and southwesterly direction along the arc of said curve for a distance of 73.32 feet to the point of ending of said curve; thence run in a southwesterly direction along a line tangent to the end of said curve for a distance of 89.97 feet to the point of beginning of a new curve, said latest curve being concave in a northerly direction and having a central angle of  $121^{\circ}-12'-20''$  and a radius of 50.0 feet; thence turn an angle to the right and run in a southwesterly, westerly, northwesterly and northerly direction along the arc of said curve for a distance of 105.77 feet to the point of ending of said curve; thence run in a northerly direction along a line tangent to the end of said curve for a distance of 15.65 feet to the point of beginning of a new curve, said latest curve being concave in an easterly direction and having a central angle of  $30^{\circ}-38'-16''$  and a radius of 325.0 feet; thence turn an angle to the right and run in a northerly direction along the arc of said curve for a distance of 173.79 feet to the point of ending.