

20081031000423230 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
10/31/2008 09:22:26AM FILED/CERT

Shelby County, AL 10/31/2008
State of Alabama

Deed Tax: \$5.00

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of
Ten and no/100 DOLLARS, to the undersigned grantor, J. Anthony Joseph
In hand paid by the GRANTEES herein, the receipt of which is hereby
acknowledged, I, J. Anthony Joseph do grant, bargain, sell and convey unto
J. Anthony Joseph and Ashley Brooke Joseph (herein referred to as GRANTEES), as
joint tenants, with right of survivorship, the following described real estate,
situated in Shelby County, Alabama, to-wit:

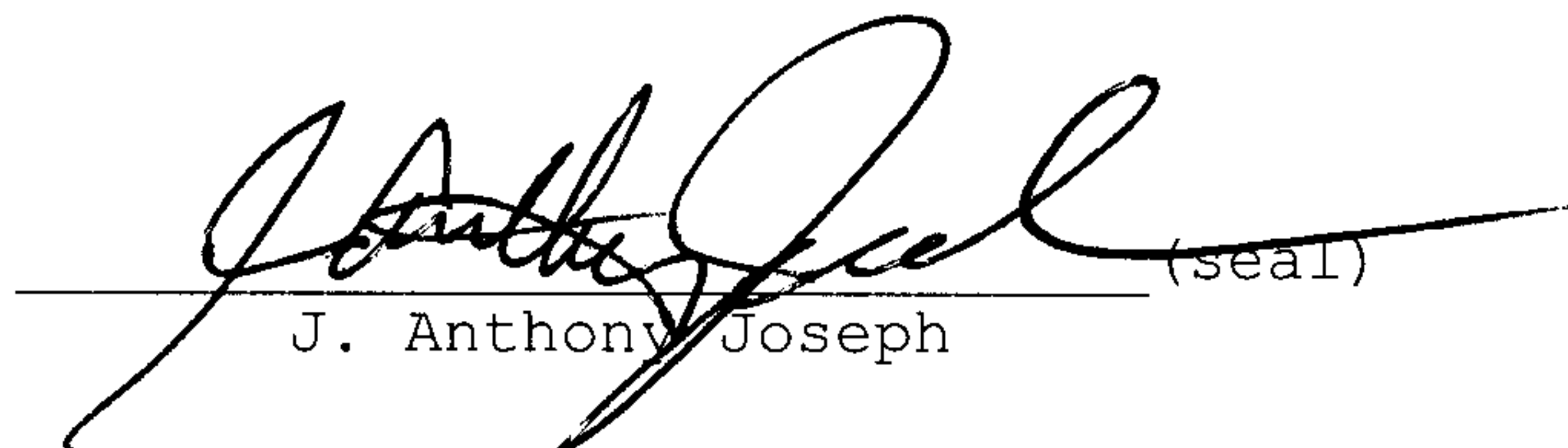
The legal description is attached hereto and labeled "Exhibit A" and
made a part hereof as is written herein.

The herein described property is not the homestead of the grantor
nor of his spouse.

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 said GRANTOR does for himself, and for his heirs, executors and
administrators, covenant with said GRANTEES, their heirs and assigns, that I am
lawfully seized in fee simple of said premises; that they are free from all
encumbrances, unless otherwise noted above; that I have a good right tot sell
and convey the same as aforesaid; that I will and my heirs, executors and
administrators shall warrant and defend the same to the GRANTEES, their heirs
and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day
of June, 2008.


J. Anthony Joseph (seal)

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STATE OF ALABAMA
SHELBY COUNTY

I, _____ a Notary Public in and for the State of Alabama, hereby certify that J. Anthony Joseph, 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 the 3rd day of June 2008. _____

(SEAL)

Martha B. Ferguson
Notary Public

EXHIBIT A

From a railroad rail at the Northeast corner of Section 26, Township 20 South, Range 1 West, run thence West along the North boundary of said Section 26 a distance of 870.02 feet to a 3/4 inch pipe, being the point of beginning of herein described parcel of land; thence continue along said course for a distance to 465.50 feet to a 1/2 inch rebar at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 26; thence turn 88 degrees 49 minutes 35 seconds left and run 234.30 feet along the West boundary of said Northeast 1/4 of the Northeast 1/4 to a 1/2 inch rebar on the Northerly boundary of Alabama Power Company 230Kv. Transmission line (100 foot right-of-way) said point being 1,089.16 feet North of a railroad rail at the Southwest corner of said Northeast 1/4 of the Northeast 1/4; thence turn 81 degrees 53 minutes 01 seconds left and run 819.35 feet along said transmission line boundary to a 1/2 inch rebar; thence turn 98 degrees 13 minutes 28 seconds left and run 283.28 feet to a 1/2 inch rebar; thence turn 94 degrees 12 minutes 47 seconds left and run 376.00 feet to a 1/2 inch rebar; thence turn 94 degrees 10 minutes 39 seconds right and run 108.85 feet to the point of beginning of herein described parcel of land, containing 5.00 acres, situated in the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama, subject to rights-of-way and easements of record.

Easement "A"

(Centerline 60 foot easement for Ingress, Egress and Utilities)

Description to-wit:

From a railroad rail at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 20 South, Range 1 West, being the point of beginning of the centerline of herein described 60 foot easement for Ingress, Egress and Utilities, said point being in the center of a 100 foot radius cul-de-sac, run thence North along the East boundary of said Northwest 1/4 of the Northeast 1/4 and said easement centerline a distance of 1,323.46 feet to a 1/2 inch rebar at the Northeast corner of said Northwest 1/4 of the Northeast 1/4; thence turn 91 degrees 10 minutes 25 seconds left and run 953.04 feet along the North boundary of said Northwest 1/4 of the Northeast 1/4 and easement centerline to the P.C. of a curve concave right, having a delta angle of 08 degrees 34 minutes 23 seconds and tangents of 100.00 feet; thence turn 04 degrees 17 minutes 12 seconds right and run a chord distance of 199.44 feet to the P.T.; thence turn 04 degrees 17 minutes 12 seconds right and run 511.75 feet along said easement centerline to the P.C. of a curve concave left, having a delta angle of 20 degrees 39 minutes 57 seconds and tangents of 100.00 feet; thence turn 10 degrees 19 minutes 59 seconds left and run a chord distance of 196.76 feet to the P.T.; thence turn 10 degrees 19 minutes 59 seconds left and run 300.84 feet along said easement centerline to a point; thence turn 11 degrees 32 minutes 19 seconds right and run 341.21 feet along said easement centerline to a point; thence turn 16 degrees 32 minutes 13 seconds left and run 210.74 feet along said easement centerline to a point; thence turn 17 degrees 40 minutes 19 seconds right and



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run 632.39 feet along said easement centerline to a point of termination on the Easterly boundary of Shelby County Road #47 (80 foot Right-of-way).

Easement "B"

(Centerline 60 foot easement for Ingress, Egress and Utilities)

Description to-wit:

From a railroad rail at the Northeast corner of Section 26, Township 20 South, Range 1 West, run thence West along the North boundary of said Section 26 a distance of 870.02 feet to a 1/2 inch pipe, being the point of beginning of the centerline of herein described 60 foot easement for Ingress, Egress and Utilities; thence continue along said course a distance of 465.50 feet along said easement centerline at the Northwest corner of said Northeast 1/4 of the Northeast 1/4 of aforementioned Section 26.