

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
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Columbiana, AL 35051


20081219000471850 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
12/19/2008 04:12:52PM FILED/CERT

Send Tax Notice to:
Ronald W. Cox
258 Cox Lane
Alabaster, AL. 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **RONALD W. COX, a married woman** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **RONALD W. COX and wife, MYRIAM D. COX** (herein referred to as **Grantees**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

SUBJECT TO:

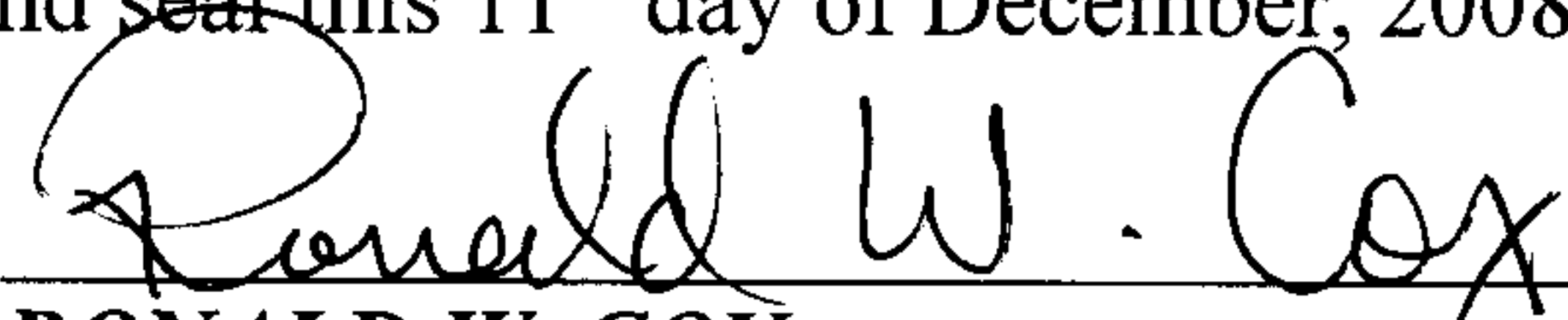
1. Ad valorem taxes due and payable October 1, 2008.
2. Easements, restrictions, rights of way, and permits of record.

Property described herein constitutes no part of the homestead of the Grantor.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

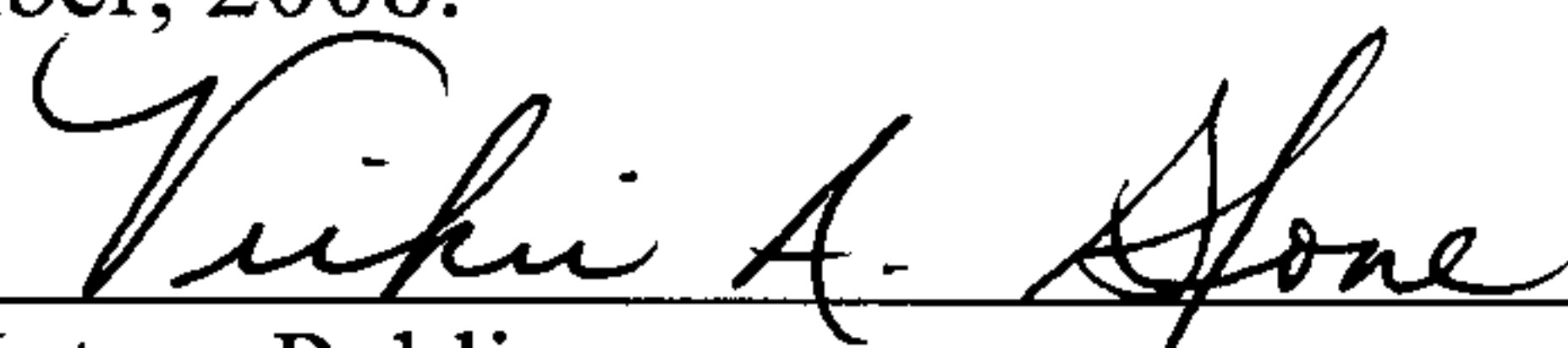
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of December, 2008.


RONALD W. COX

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **RONALD W. COX**, 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 11th day of December, 2008.


Notary Public
My Commission Expires: 3-19-2012

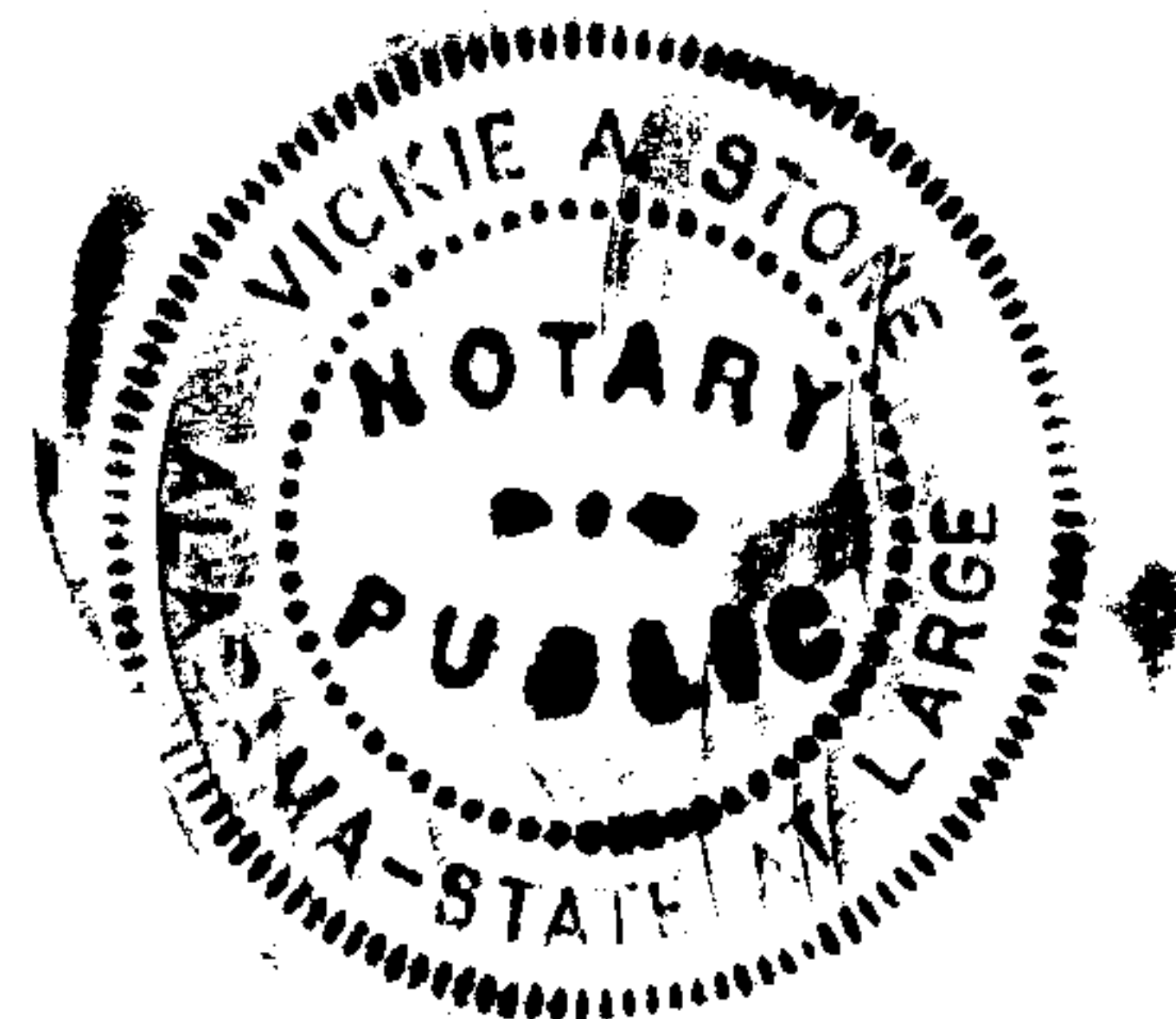


EXHIBIT A
Legal Description

SURFACE RIGHTS ONLY TO:

Parts of the NE 1/4 of the NW 1/4 of Section 1, Township 24 North, Range 15 East, in Shelby County, Alabama, said parcels being more particularly described as follows:

Parcel No. 1

To find the point of beginning start at the Northwest corner of the NE 1/4 of the NW 1/4 and run in a Southerly direction and along the West boundary of the NE 1/4 of the NW 1/4 for a distance of 525.09 feet to the point of beginning; thence continue in a Southerly direction and along the West boundary of the NE 1/4 of the NW 1/4 for a distance of 205.06 feet to a point on the North margin of Lay Lake; thence with a deflection angle of 111 degrees 17 minutes left, run in a Northeasterly direction and along the North margin of Lay Lake for a distance of 76.28 feet to a point; thence with a deflection angle of 49 degrees 17 minutes right, run in a Southeasterly direction and along the North margin of Lay Lake for a distance of 136.78 feet to a point; thence with a deflection angle of 3 degrees 57 minutes right, continue in a Southeasterly direction and along the North margin of Lay Lake for a distance of 219.44 feet to a point; thence with a deflection angle of 56 degrees 13 minutes right, run in a Southerly direction and along the North margin of Lay Lake for a distance of 71.65 feet to a point; thence with a deflection angle of 45 degrees 24 minutes right, run in a Southwesterly direction and along the North margin of Lay Lake for a distance of 83.41 feet to a point; thence with a deflection angle of 85 degrees 14 minutes left, run in a Southeasterly direction and along the North margin of Lay Lake for a distance of 60.54 feet to a point; thence with a deflection angle of 66 degrees 10 minutes left, run in a Northeasterly direction and along the North margin of Lay Lake for a distance of 114.59 feet to a point; thence with a deflection angle of 36 degrees 47 minutes left continue in a Northeasterly direction and along the North margin of Lay Lake for a distance of 157.28 feet to a point; thence with a deflection angle of 6 degrees 27 minutes right, continue in a Northeasterly direction and along the North margin of Lay Lake for a distance of 251.71 feet to a point; thence with a deflection angle of 55 degrees 12 minutes right, run in an Easterly direction and along the North margin of Lay Lake for a distance of 69.19 feet to a point; thence with a deflection angle of 87 degrees 12 minutes left, run in a Northerly direction for a distance of 145.15 feet to a point; thence with a deflection angle of 96 degrees 24 minutes left, run in a westerly direction for a distance of 826.11 feet to the point of beginning, said parcel containing 5.24 acres more or less.

Parcel No. 2

To find the point of beginning start at the Northwest corner of the NE 1/4 of the NW 1/4 and run in a Southerly direction and along the West boundary of the NE 1/4 of the NW 1/4 for a distance of 525.09 feet to a point; thence with a deflection angle of 86 degrees 34 minutes left, run in an Easterly direction for a distance of 826.11 feet to the point of beginning; thence with a deflection angle of 96 degrees 24 minutes right, run in a Southerly direction for a distance of 145.15 feet to a point; thence with a deflection angle of 83 degrees 33 minutes left, run in a Southeasterly direction for a distance of 222.98 feet to a point on the North margin of Lay Lake; thence with a deflection angle of 93 degrees 37 minutes left, run in a Northerly direction and along the North margin of Lay Lake for a distance of 266.17 feet to a point; thence with a deflection angle of 26 degrees 25 minutes right, run in a Northeasterly direction and along the North margin of Lay Lake for a distance of 141.85 feet to a point; thence with a deflection angle of 105 degrees 11 minutes left, run in a Northwesterly direction for a distance of 240.00 feet to a point; thence with a deflection angle of 89 degrees 41 minutes left, run in a Southwesterly direction for a distance of 286.76 feet to the point of beginning, said parcel containing 2.12 acres more or less.

Said parcels subject to the following ingress/egress easement.

DESCRIPTION:

A 30 foot ingress/egress easement over and across a part of the NE 1/4 of the NW 1/4 of Section 1, Township 24 North, Range 15 East, being 15 feet either side and adjacent to the below described centerline.

As a point of beginning start at the Northwest corner of the NE 1/4 of the NW 1/4 and run South 44 degrees 47 minutes east for a distance of 209.78 feet to a point; thence with a deflection angle of 31 degrees 17 minutes right, run South 13 degrees 30 minutes east for a distance of 342.84 feet to a point; thence with a deflection angle of 64 degrees 14 minutes left, run South 77 degrees 44 minutes East for a distance of 580.10 feet to a point; thence with a deflection angle of 83 degrees 58 minutes right, run South 6 degrees 14 minutes West for a distance of 147.59 feet to the point of ending of said centerline.



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Grantor expressly reserves unto itself, its successors, and assigns the following described easement traversing, in part, the property, granted herein:

A 30 foot ingress/egress easement over and across a part of the NE 1/4 of the NW 1/4 of Section 1, Township 24 North, Range 15 East, being 15 feet either side and adjacent to the below described centerline.

As a point of beginning start at the Northwest corner of the NE 1/4 of the NW 1/4 and run South 44 degrees 47 minutes east for a distance of 209.78 feet to a point; thence with a deflection angle of 31 degrees 17 minutes right, run South 13 degrees 30 minutes east for a distance of 342.84 feet to a point; thence with a deflection angle of 64 degrees 14 minutes left, run South 77 degrees 44 minutes East for a distance of 580.10 feet to a point; thence with a deflection angle of 83 degrees 58 minutes right, run South 6 degrees 14 minutes West for a distance of 147.59 feet to the point of ending of said centerline. Also, a 30 foot wide road right-of-way being about 50 feet in length as an extension of the above described 324.84 foot leg into the North line of Parcel No. 1


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SURFACE RIGHTS ONLY TO:

Part of the NE 1/4 of the NW 1/4 of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama, said parcel being more particularly described as follows:

To find the Point of Beginning start at the Northwest corner of the NE 1/4 of the NW 1/4, and run South 44°-47' East for a distance of 209.78 feet to a point; thence with a deflection angle of 31°-17' right, run South 13°-30' East for a distance of 342.84 feet to a point; thence with a deflection angle of 64°-14' left, run South 77°-44' East for a distance of 580.10 feet to a point; thence with a deflection angle of 83°-58' right, run South 6°-14' West for a distance of 147.59 feet to the Point of Beginning; thence with a deflection angle of 102°-15' right, run in a Northwest-erly direction for a distance of 15.0 feet to the Northeast corner of the property described herein; thence with a deflection angle of 93°-55' left, run in a Southwesterly direction for a distance of 144.56 feet to a point; thence with a deflection angle of 5°-16' right, continue in a Southwesterly direction for a distance of 171.80 feet to a point; thence with a deflection angle of 7°-26' left, continue in a Southwesterly direction for a distance of 112.01 feet to a point lying on the South boundary of the NE 1/4 of the NW 1/4; thence with a deflection angle of 105°-39' left, run in an Easterly direction and along the South boundary of the NE 1/4 of the NW 1/4 for a distance of 127.65 feet to a point; thence with a deflection angle of 60°-41' left run in a Northeasterly direction for a distance of 180.44 feet to a point; thence with a deflection angle of 9°-45' right continue in a Northeasterly direction for a distance of 210.81 feet to a point; thence with a deflection angle of 107°-21' left, run in a Northwesterly direction for a distance of 207.98 feet to the Point of Beginning; said parcel containing 1.5 acres more or less.

Subject to rights of ways and easements that may be of record or in evidence through use.

Grantor reserves unto itself, its successors and assigns, all oil, gas, mineral and mining rights that it may own.

Together with a non-exclusive road right-of-way being, a 30 foot access easement over and across a part of the NE 1/4 of NW 1/4 of Section 1, Township 24 North, Range 15 East, being 15 feet either side and adjacent to the below described centerline.

As a Point of Beginning start at the NW corner of the NE 1/4 of the NW 1/4 and run South 44°-47' East for a distance of 209.78 feet to a point; thence with a deflection angle of 31°-17' right, run South 13°-30' East for a distance of 342.84 feet to a point; thence with a deflection angle of 64°-14' left, run South 77°-44' East for a distance of 580.10 feet to a point; thence with a deflection angle of 83°-58' right, run South 6°-14' West for a distance of 147.59 feet to the Point of Ending of said centerline.

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LEGAL DESCRIPTION continued...

LESS AND EXCEPT:

A parcel of land situated in the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 1; thence Southerly along the West line of said 1/4-1/4 Section a distance of 730.15 feet to a point on the North margin of Lay Lake; thence 111 degrees 17 minutes left, along the North margin of Lay Lake 76.28 feet; thence 49 degrees 17 minutes right along the North margin of Lay Lake 136.78 feet; thence 3 degrees 57 minutes right along the North margin of Lay Lake 219.44 feet; thence 56 degrees 13 minutes right along the North margin of Lay Lake 60.41 feet to the point of beginning; thence 69 degrees 27 minutes 09 seconds left 38.65 feet; thence 76 degrees 50 minutes 55 seconds left 29.13 feet; thence 93 degrees 12 minutes 20 seconds right 87.30 feet; thence 90 degrees 18 minutes 44 seconds right 53.94 feet; thence 36 degrees 47 minutes right 114.59 feet; thence 66 degrees 10 minutes right 60.54 feet; thence 85 degrees 14 minutes right 83.41 feet; thence 45 degrees 24 minutes left 11.24 feet to the point of beginning.

Said parcel of land is subject to a 30-foot wide ingress-egress easement situated along an existing canal running generally along the Southeast property lines as described above.

Said parcel is served by the following 20 foot wide ingress-egress and utility easement, lying 10 feet each side of the following described centerline: Commence at the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 1; thence Southerly along the West line of said 1/4-1/4 Section a distance of 730.15 feet to a point on the North margin of Lay Lake; thence 111 degrees 17 minutes left, along the North margin of Lay Lake 76.28 feet; thence 49 degrees 17 minutes right along the North margin of Lay Lake 136.78 feet; thence 3 degrees 57 minutes right along the North margin of Lay Lake 219.44 feet; thence 56 degrees 13 minutes right along the North margin of Lay Lake 60.41 feet; thence 69 degrees 27 minutes 09 seconds left 38.65 feet; thence 76 degrees 50 minutes 55 seconds left 29.13 feet; thence 93 degrees 12 minutes 20 seconds right 7.63 feet to the point of beginning of said easement on its centerline; thence 91 degrees 08 minutes 07 seconds left 27.14 feet; thence 21 degrees 05 minutes 59 seconds left 47.55 feet; thence 18 degrees 14 minutes 15 seconds left 118.03 feet; thence 59 degrees 19 minutes 29 seconds left 64.57 feet; thence 15 degrees 16 minutes 24 seconds right 80.72 feet; thence 7 degrees 35 minutes 57 seconds right 63.76 feet; thence 32 degrees 39 minutes 44 seconds right 54.20 feet; thence 2 degrees 30 minutes 35 seconds right 80.24 feet; thence 15 degrees 40 minutes 22 seconds left 87.24 feet to the end of said 20 foot wide easement.

Being property described in Real Book 76 Page 81.



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Shelby County, AL 12/19/2008
State of Alabama

Deed Tax: \$5.00