
THIS INSTRUMENT PREPARED BY:

Thomas C. Clark, III
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 Regions Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

C. Phillip McWane
2848 Southwood Road
Birmingham, AL 35223

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety Six Thousand Two Hundred Fifty Dollars and other good and valuable consideration in hand paid to the undersigned, **CAROLYN BATES JOSEPH**, as **Trustee of Declaration of Trust by John Anthony Joseph for Ashley Brooke Joseph dated November 11, 1993** (the "Grantor"), in hand paid by **C. PHILLIP McWANE** (the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does grant, bargain, sell and convey unto the Grantee, his heirs and assigns, all their right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

S ½ of N ½ of SW ¼ of Section 19, Township 20 South, Range 1 West, lying South of Old Settlement Road, Shelby County, Alabama, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Subject to the following:

1. Encroachments, overlaps, boundary line disputes or other matters which may be disclosed by an accurate survey or inspection of the property;
2. Taxes for the year 2009 and thereafter, which are not yet due and payable;
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character; including but not limited to gas, oil, sand and gravel, in, on or under the property;
4. Rights of others to use Old Settlement Road; and
5. Transmission Line Permit to Alabama Power Company recorded in Deed Book 178, Page 271, Probate Office of Shelby County, Alabama.

This is not the homestead of the Grantors.

This instrument is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created by Grantor and not specifically excepted herein.

This instrument is executed by the Grantor solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of said Trustee, and Grantor expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, Grantor, by its authorized representative, has hereunto set its signature on this 31 day of JULY, 2009.


CAROLYN BATES JOSEPH, as Trustee of
Declaration of Trust by John Anthony Joseph for
Ashley Brooke Joseph

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Carolyn Bates Joseph whose name as Trustee of Declaration of Trust by John Anthony Joseph for Ashley Brook Joseph, 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, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this 31 day of July, 2009.

Deed Tax : \$96.50


Notary Public
My Commission Expires: 7/20/2013
[SEAL]

EXHIBIT A

[Description of Property]

Commence at the Southeast corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the Point of Beginning. From this point proceed North 00 degrees 06 minutes 43 seconds East along the East boundary of said quarter-quarter section for a distance of 559.94 feet to the centerline of the Old Settlement Road; thence proceed South 82 degrees 24 minutes 21 seconds West along the centerline of said road for a distance of 122.83 feet; thence proceed South 74 degrees 33 minutes 40 seconds West along the centerline of said road for a distance of 149.39 feet; thence proceed South 84 degrees 54 minutes 14 seconds West along the centerline of said road for a distance of 55.60 feet; thence proceed North 88 degrees 06 minutes 54 seconds West along the centerline of said road for a distance of 152.80 feet; thence proceed South 84 degrees 28 minutes 33 seconds West along the centerline of said road for a distance of 297.10 feet; thence proceed South 72 degrees 19 minutes 40 seconds West along the centerline of said road for a distance of 135.15 feet; thence proceed South 74 degrees 15 minutes 04 seconds West along the centerline of said road for a distance of 146.50 feet; thence proceed South 71 degrees 20 minutes 01 seconds West along the centerline of said road for a distance of 108.86 feet; thence proceed South 71 degrees 19 minutes 20 seconds West along the centerline of said road for a distance of 168.88 feet; thence proceed South 71 degrees 53 minutes 30 seconds West along the centerline of said road for a distance of 162.46 feet; thence proceed South 64 degrees 29 minutes 36 seconds West along the centerline of said road for a distance of 105.99 feet; thence proceed South 80 degrees 03 minutes 02 seconds West along the centerline of said road for a distance of 84.66 feet to a point on the South boundary of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence proceed South 89 degrees 29 minutes 02 seconds East along the South boundary of said quarter-quarter section for a distance of 984.42 feet; thence continue South 89 degrees 29 minutes 02 seconds East along the South boundary of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for a distance of 1353.99 feet to the Point of Beginning.

The above described land is located in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama, and contains 17.47 acres more or less.