

911027

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Adam D. & Stacey Massey

Value \$5000.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN AND NO/00 (\$10.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **RAY H. MOORE, an unmarried man, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **ADAM D. MASSEY and STACEY MASSEY, (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTORS heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above, that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to the said 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 16th day of November, 2009.

Ray H. Moore
Ray H. Moore

STATE OF ALABAMA)
COUNTY SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Ray H. Moore, 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 16th day of November, 2009.

Wesley Fulmer
Notary Public

My commission expires: 10/6/12



20091204000446740 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
12/04/2009 12:41:19 PM FILED/CERT
Shelby County, AL 12/04/2009
State of Alabama
Deed Tax : \$25.00

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a Concrete monument in place being the Southwest corner of Section 19, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 88 degrees 45 minutes 15 seconds East along the South boundary of said section and along a fence for a distance of 1319.39 feet to a 3/4" crimp top pipe in place being the Southeast Corner of said Southwest 1/4 of the Southwest 1/4 and the point of beginning. From this beginning point proceed North 00 degrees 43 minutes 19 seconds East along the East boundary of said quarter-quarter section for a distance of 840.0 feet (set 1/2" rebar): thence proceed South 87 degrees 37 minutes 48 seconds East for a distance of 215.90 feet to a 2" pipe in place; thence proceed South 00 degrees 25 minutes 26 seconds West along a white painted line for a distance of 833.45 feet to a 1 1/4" pipe in place being located on the South boundary of the Southeast one-fourth of the Southwest one-fourth; thence proceed North 89 degrees 22 minutes 06 seconds West along the South boundary of said Southeast one-fourth of the Southwest one-fourth for a distance of 220.15 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southwest one-fourth of Section 19, Township 19 South, Range 1 East, Shelby County, Alabama.

AND ALSO AN INGRESS, EGRESS AND UTILITIES EASEMENT IS GRANTED along the centerline of an existing drive said centerline being described as follows: Commence at a concrete monument in place being the Southwest corner of Section 19, Township 19 south, Range 1 East, Shelby County, Alabama; thence proceed South 88 degrees 45 minutes 15 seconds East along the South Boundary of said section and along a fence for a distance of 1319.39 feet to a 3/4" crimp top pipe in place being the Southeast corner of said Southwest one-fourth of the Southwest one-fourth: thence proceed North 00 degrees 43 minutes 19 seconds East for a distance of 684.32 feet to the centerline of said easement and the point of beginning. From this beginning point proceed South 89 degrees 34 minutes 32 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 307.92 feet: thence proceed South 85 degrees 36 minutes 50 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 296.43 feet: thence proceed North 81 degrees 20 minutes 30 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 62.49 feet; thence proceed North 72 degrees 34 minutes 56 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 204.52 feet: thence proceed South 87 degrees 09 minutes 44 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 70.84 feet; thence proceed South 81 degrees 39 minutes 22 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 141.79 feet: thence proceed North 83 degrees 13 minutes 34 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 76.12 feet; thence proceed North 74 degrees 26 minutes 49 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 123.65 feet; thence proceed North 66 degrees 07 minutes 04 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 143.06 feet: thence proceed North 54 degrees 18 minutes 23 seconds West along the centerline of said easement for a distance of 63.51 feet; thence proceed North 27 degrees 29 minutes 42 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 236.61 feet to its point of intersection with the centerline of Shelby County Road 440 and the termination of said easement.

Seller grants to purchasers the perpetual easement for ingress, egress and utilities along the existing road or driveway including ditches and shoulder, as described herein above. The purchasers shall have the perpetual right to improve the driveway and ditches as they deem necessary.