

\$ 25,000 K.J.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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

Send Tax Notice to:
Tracey L. & Ricky Howard
P.O. Box 142
Columbiana, AL 35051

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 Dollars (\$10.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Kathy Joseph, an unmarried woman, (herein referred to as grantor, whether one or more)** does by these presents grant, bargain, sell and convey unto, **Tracey L. Howard and Ricky Howard, (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:

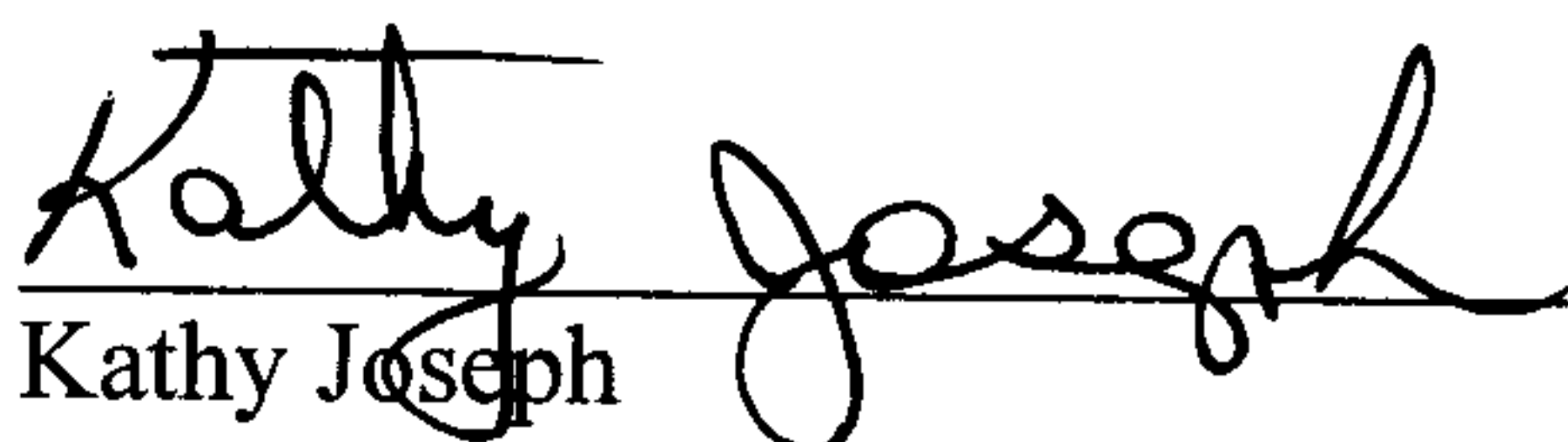
See Attached Exhibit "A" for legal description.

Subject to 2010 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way 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.

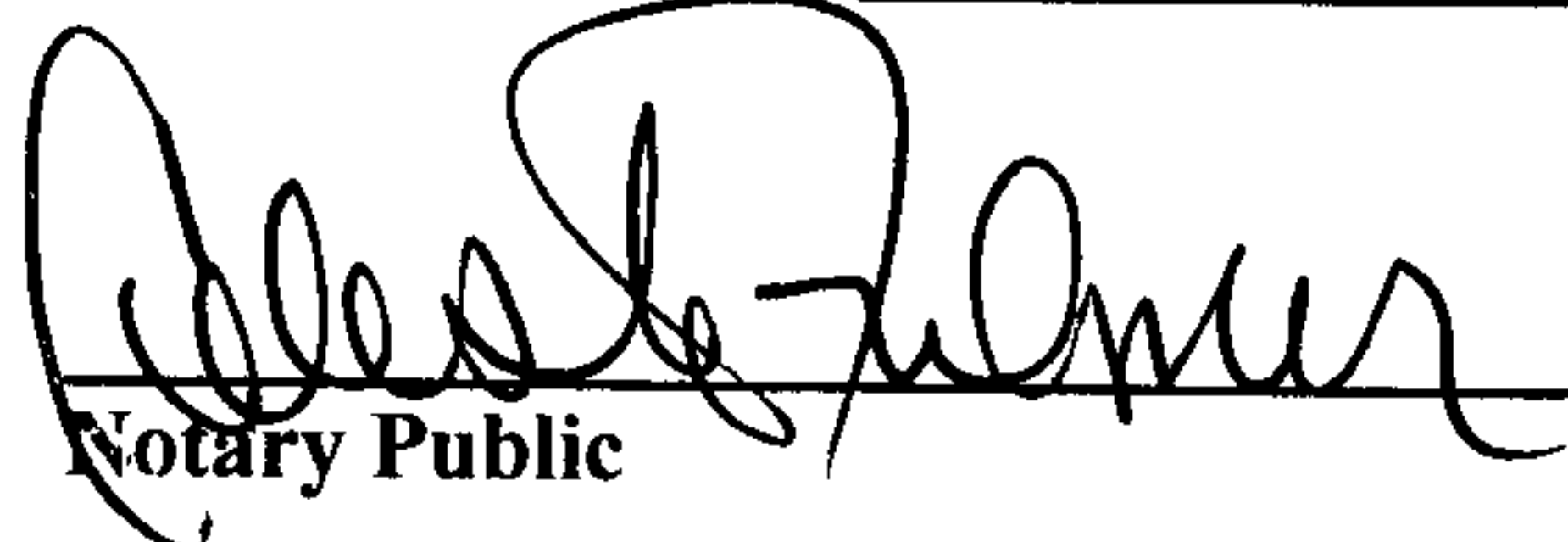
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of February, 2010.


Kathy Joseph

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kathy 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of February, 2010.


Notary Public

My Commission Expires: 10/6/12

Shelby County, AL 03/09/2010
State of Alabama
Deed Tax : \$25.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL No.1: Commence at a ½ inch rebar in place being the Northwest corner of the Northeast one-fourth of the Northeast one-fourth of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00° 55' 26" East along the West boundary of the Southeast one-fourth of the Southeast one-fourth of Section 22 for a distance of 192.20 feet to a ½ inch rebar in place; thence continue North 00° 55' 26" East along the West boundary of said quarter-quarter section for a distance of 442.39 feet to a ½ inch rebar in place being located on the Northerly boundary of a Alabama Power Company 100 foot right-of-way; thence proceed South 81° 00' 43" East along the Northerly boundary of said right-of-way for a distance of 430.10 feet to the centerline of a 30 foot ingress and egress and utility easement; thence continue South 81° 00' 43" East far a distance of 17.38 feet (set 1/2" rebar); thence proceed South 06° 51' 36" East far a distance of 159.73 feet; thence proceed South 34° 50' 27" East for a distance of 164.95 feet; thence proceed South 07° 23' 00" West for a distance of 176.73 feet; thence proceed South 07° 08' 19" East for a distance of 39.17 feet; thence proceed South 30° 30' 45" East far a distance of 97.20 feet; thence proceed South 20° 25' 38" East for a distance of 146.89 feet; thence proceed South 10° 49' 50" West for a distance of 70.93 feet; thence proceed South 08° 30' 11" East for a distance of 103.81 feet; thence proceed South 01° 36' 25" East for a distance of 58.0 feet to a point on the Northerly right-of-way of Shelby County Highway No. 69; thence proceed North 65° 32' 08" West along the Northerly right-of-way of said highway for a distance of 707.16 feet to a ½ inch rebar in place being located on the West boundary of the said Northeast one-fourth of the Northeast of Section 27; thence proceed North 01° 47' 56" East along the West boundary of said quarter-quarter section for a distance of 102.39 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northeast one-fourth of Section 27, Township 20 South, Range 1 West and the Southeast one-fourth of the Southeast One-fourth of Section 22, Township 20 South, Range 1 West, Shelby County, Alabama and contains 10.0 acres.

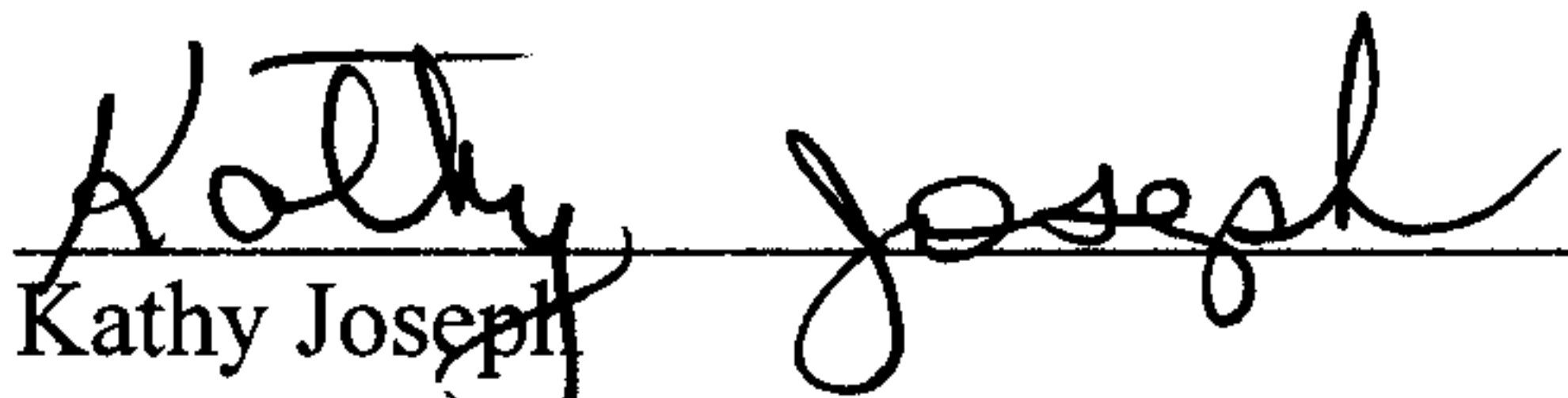
AND ALSO SUBJECT TO AND GRANTED a 30 foot ingress and egress and utility easement being 15 feet in equal width on each side of the following described line: Commence at a ½ inch rebar in place being the Northwest corner of the Northeast one-fourth of the Northeast one-fourth of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00° 55' 26" East along the West boundary of the Southeast one-fourth of the Southeast one-fourth of Section 22 for a distance of 192.20 feet to a ½ inch rebar in place; thence continue North 00° 55' 26" East along the West boundary of said quarter-quarter section far a distance of 442.39 feet to a ½ inch rebar in place being located on the Northerly boundary of a Alabama Power Company 100 foot right-of-way; thence proceed South 81° 00' 43" East along the Northerly boundary of said right-of-way for a distance of 430.10 feet to the centerline of a 30 foot ingress and egress and utility easement; thence proceed South 05° 05' 58" West along the centerline of said easement for a distance of 136.71 feet to the P. C. of a concave curve left having a delta angle of 38° 42' 31" and a radius of 85.41 feet; thence proceed Southeasterly along the curvature of said curve and along the centerline of said easement for a chord bearing and distance of South 14° 15' 18" East, 56.61 feet to the P. T. of said curve; thence proceed South 33° 36' 33" East along the centerline of said easement for a distance of 92.35 feet to the P. C. of a concave curve right having a delta angle of 42° 50' 56" and a radius of 132.93 feet; thence proceed Southeasterly along the curvature of said curve and along the centerline of said easement for a chord bearing and distance of South 12° 11' 05" East, 97.11 feet to the P. T. of said curve; thence proceed South 09° 14' 23" West along the centerline of said easement for a distance of 88.94 feet to the P. C. of a concave curve left having a delta angle of 33° 37' 19" and a radius of 132.93 feet; thence proceed Southeasterly along the curvature of said curve and along the centerline of said easement for a chord bearing and distance of South 07° 34' 16"



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Shelby Cnty Judge of Probate, AL
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East, 76.89 feet to the P. T. of said curve; thence proceed South 24° 22' 56" East along the centerline of said easement for a distance of 197.80 feet; thence proceed South 12° 45' 23" East along the centerline of said easement for a distance of 101.37 feet; thence proceed South 06° 27' 54" East along the centerline of said easement for a distance of 155.62 feet to a point on the Northerly right-of-way of Shelby County Highway No. 69 and the termination of said easement.

SIGNED FOR IDENTIFICATION


Kathy Joseph