

This instrument was prepared by:

Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To:

Seth Douglas Joseph and Louis Daniel Joseph  
5924 Chelsea Rd  
Columbiana Ala 35051

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Five Hundred and no/100-DOLLARS ) the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Seth Douglas Joseph, a Single man, and Louis Daniel Joseph, a Single man; and Kathy Joseph, as Trustee of Seth Douglas Joseph and Louis Daniel Joseph, as set out in the Last Will and Testament of Doug Joseph, deceased; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Seth Douglas Joseph and Louis Daniel Joseph (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 4th day of March, 2010.

<u>Seth Douglas Joseph</u> (SEAL)	<u>Louis Daniel Joseph</u> (SEAL)
_____ (SEAL)	<u>Kathy Joseph Trustee</u> (SEAL)
	Kathy Joseph, as Trustee of Seth Douglas Joseph and Louis Daniel Joseph, as set out in the Last Will and Testament of Doug Joseph, deceased
_____ (SEAL)	_____ (SEAL)
	_____ (SEAL)

STATE OF ALABAMA

} General Acknowledgment

SHELBY COUNTY

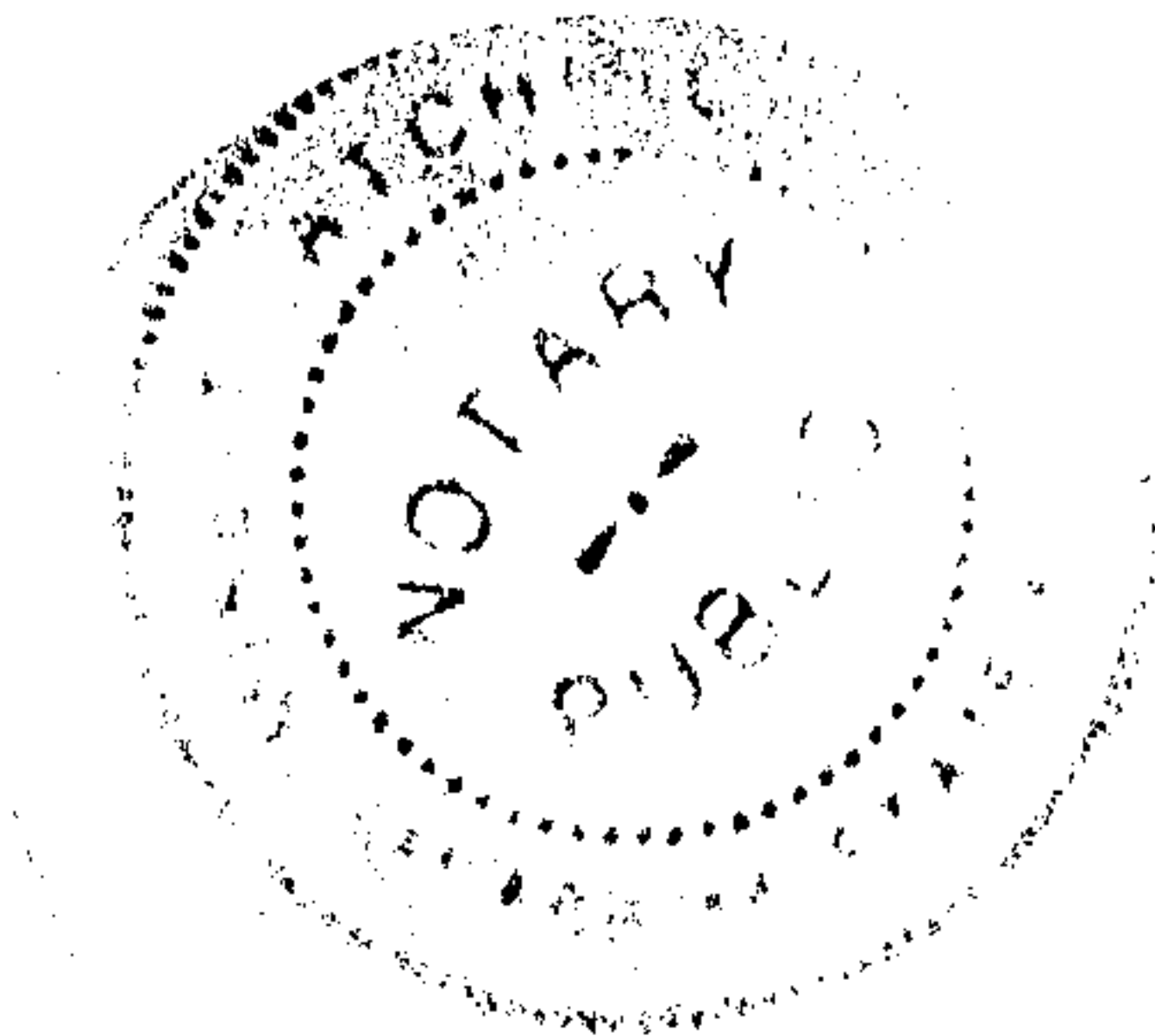
I, Mike T. Atchison, a Notary Public in and for the said County, in said State, hereby certify that Seth Douglas Joseph, individually; Louis Daniel Joseph, individually, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March, 2010.

My commission expires: 10-16-2012

Mike T. Atchison  
Mike T. Atchison, Notary Public

20100311000072140 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
03/11/2010 01:44:55 PM FILED/CERT



STATE OF ALABAMA

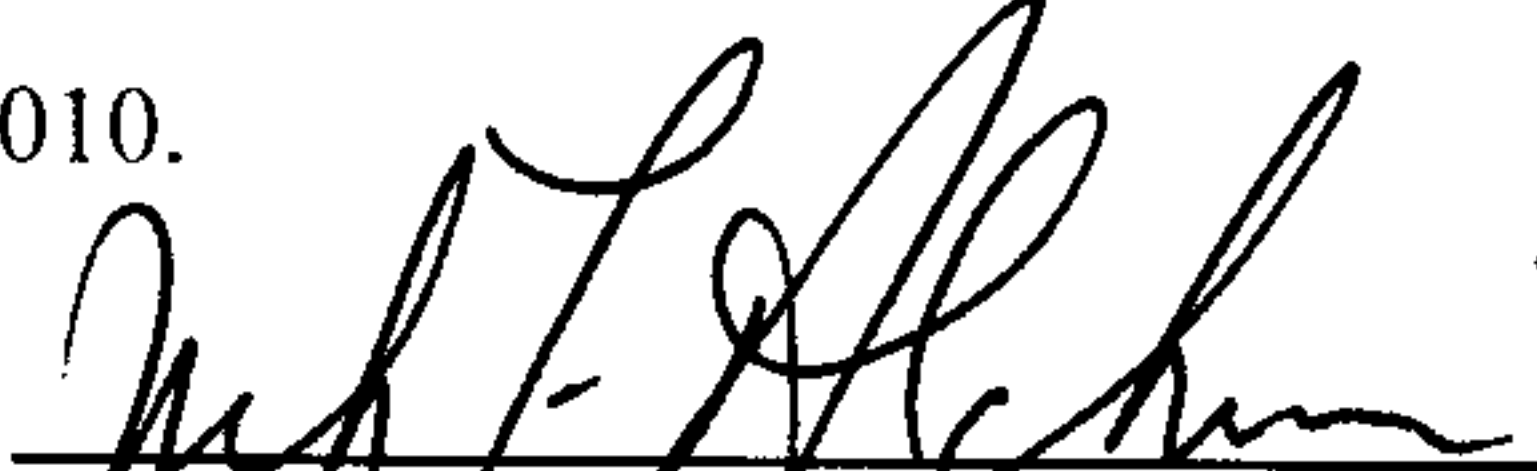
}

General Acknowledgment

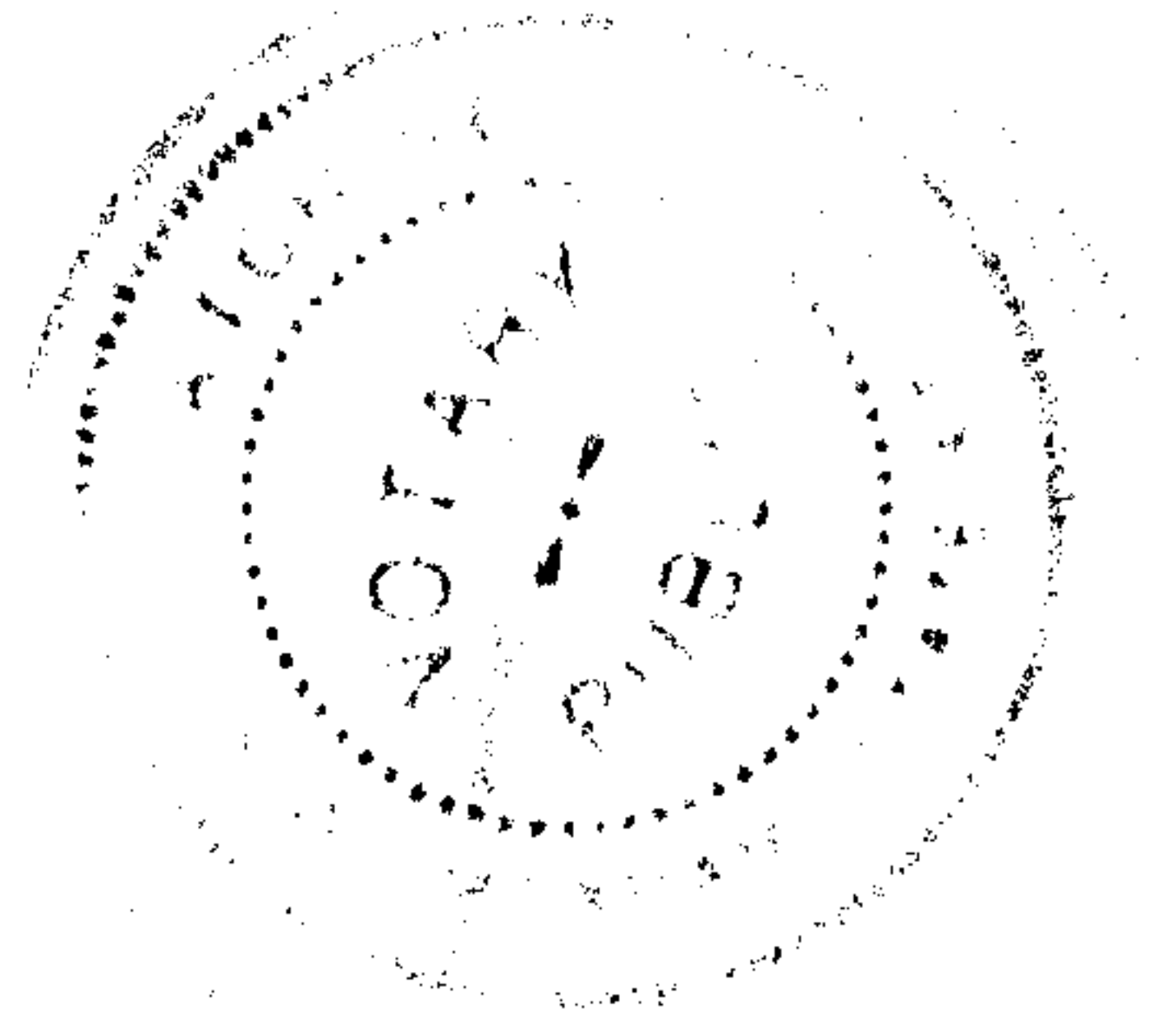
SHELBY COUNTY

I, Mike T. Atchison, a Notary Public in and for the said County, in said State, hereby certify that Kathy Joseph, whose name as Trustee of Seth Douglas Joseph and Louis Daniel Joseph, as set out in the Last Will and Testament of Doug Joseph, deceased, 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, in her capacity as such trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March, 2010.

  
Mike T. Atchison, Notary Public

My commission expires: 10-16-2012



## EXHIBIT A

A 60-foot wide easement lying in the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 18, Township 20 South, Range 1 West, and the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 19, Township 20 South, Range 1 West, for the purpose of providing ingress, egress, and utilities for the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 19, Township 20 South, Range 1 West. The centerline of the sixty (60) foot wide easement is more particularly described as follows:

Commence at the Northeast corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 19, Township 20 South, Range 1 West; thence run South along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section for a distance of 60 feet; thence turn right 90 degrees 00 minutes 00 seconds and run 30.00 feet to the point of beginning of said easement; thence turn right 90 degrees 00 minutes 00 seconds and run North for a distance of 60.00 feet to the North line of said Section 19; thence continue in a Northerly direction and parallel to the East line of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 18 for a distance of 190 feet, more or less, to the South right of way line of Shelby County Highway 74 and also the end of said easement.