


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

This Instrument was prepared by:
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P O Box 822
Columbiana, AL 35051


20100421000122230 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
04/21/2010 03:44:23 PM FILED/CERT

Send Tax Notice to:

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, **Jerry W. Huff, a married man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Jerry W. Huff and wife, Martha Huff (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

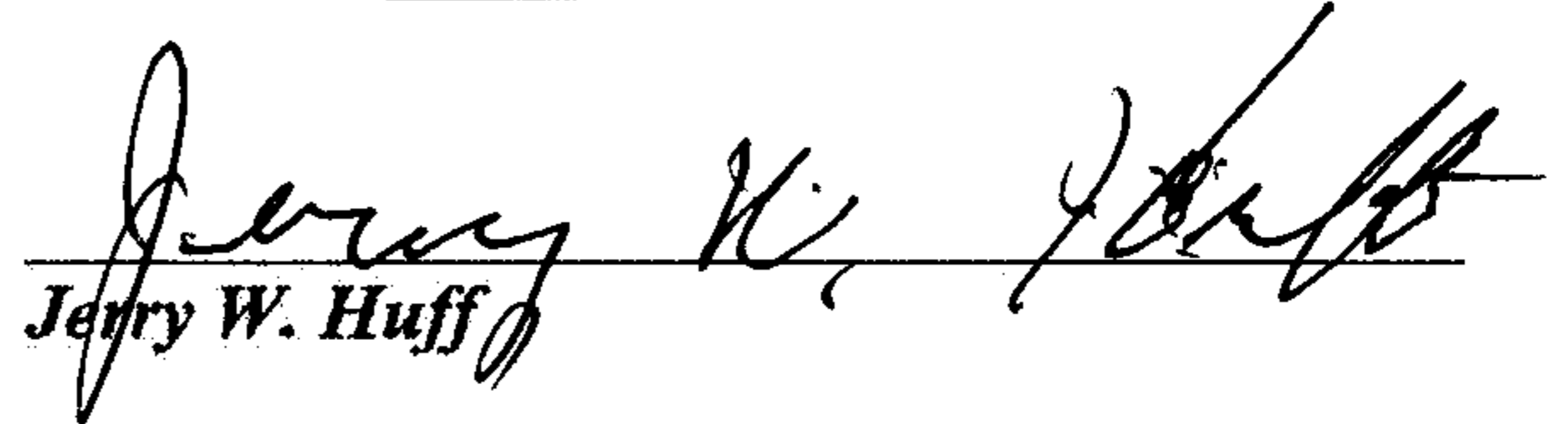
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2010.
2. Easements, restrictions, rights of way, and permits of record.

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 21st day of February, 2010.


Jerry W. Huff

Shelby County, AL 04/21/2010

STATE OF ALABAMA)
COUNTY OF SHELBY)

State of Alabama
Deed Tax : \$5.00

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Jerry W. Huff**, 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 21st day of February, 2010.




Notary Public
My Commission Expires: 5/14/11

Exhibit B


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Huff Parcel (Portion) Description

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING THE SAME LAND DESCRIBED IN A DEED TO JERRY HUFF, RECORDED IN INSTRUMENT NUMBER 1999-19807, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2" IRON PIPE, FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26;

THENCE S 89°18'00" W, ALONG THE NORTH LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 9.20 FEET TO THE POINT OF BEGINNING;

THENCE N 01°19'03" W, A DISTANCE OF 215.25 FEET TO AN IRON, FOUND WITH A CAP STAMPED "PARAGON ENG.", ON THE SOUTH RIGHT-OF-WAY OF HIGHWAY 70;

THENCE S 89°02'33" W, ALONG THE SOUTH RIGHT-OF-WAY OF HIGHWAY 70, A DISTANCE OF 51.85 FEET TO RAIL ROAD SPIKE, FOUND ON THE RIGHT-OF-WAY FLARE OF HIGHWAY 70 AND STATE HIGHWAY NO. 25;

THENCE S 57°18'07" W, ALONG SAID RIGHT-OF-WAY FLARE, A DISTANCE OF 157.27 FEET TO A POINT;

THENCE S 25°41'20" W, ALONG THE EAST RIGHT-OF-WAY OF STATE HIGHWAY NO. 25, A DISTANCE OF 73.73 FEET TO A POINT;

THENCE S 76°46'02" E, A DISTANCE OF 74.28 FEET TO A POINT;

THENCE S 03°59'34" E, A DISTANCE OF 152.50 FEET TO A POINT;

THENCE S 00°57'30" E, A DISTANCE OF 10.96 FEET TO AN IRON, FOUND WITH A CAP STAMPED "PARAGON ENG.";

THENCE N 85°38'07" E, A DISTANCE OF 141.14 FEET TO A POINT;

THENCE N 01°19'03" W, A DISTANCE OF 106.33 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 1.136 ACRES OF LAND.

SUBJECT TO THE FOLLOWING EASEMENT:

AN EASEMENT IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING ACROSS THE LAND DESCRIBED IN A DEED TO JERRY HUFF, RECORDED IN INSTRUMENT NUMBER 1999-19807, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 2" IRON PIPE, FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26;

THENCE S 89°18'00" W, ALONG THE NORTH LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 9.20 FEET TO THE POINT OF BEGINNING;

THENCE N 01°19'03" W, A DISTANCE OF 215.25 FEET TO AN IRON, FOUND WITH A CAP STAMPED "PARAGON ENG.", ON THE SOUTH RIGHT-OF-WAY OF HIGHWAY 70;

THENCE S 89°02'33" W, ALONG THE SOUTH RIGHT-OF-WAY OF HIGHWAY 70, A DISTANCE OF 51.85 FEET TO RAIL ROAD SPIKE, FOUND ON THE RIGHT-OF-WAY FLARE OF HIGHWAY 70 AND STATE HIGHWAY NO. 25;

THENCE S 57°18'07" W, ALONG SAID RIGHT-OF-WAY FLARE, A DISTANCE OF 28.51 FEET TO A POINT;

THENCE N 89°02'33" E, A DISTANCE OF 61.19 FEET TO A POINT;

THENCE S 01°19'03" E, A DISTANCE OF 307.47 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL;

THENCE N 03°59'34" E, A DISTANCE OF 152.50 FEET TO A POINT;

THENCE N 85°38'07" E, A DISTANCE OF 15.02 FEET TO A POINT;

THENCE N 01°19'03" W, A DISTANCE OF 106.33 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE PARTS OF THE FOLLOWING EASEMENT;

AN EASEMENT IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING ACROSS THE LAND DESCRIBED IN A DEED TO JERRY HUFF, RECORDED IN INSTRUMENT NUMBER 1999-19807, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 2" IRON PIPE, FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26;



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THENCE S 89°18'00" W, ALONG THE NORTH LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 147.25 FEET TO THE POINT OF BEGINNING;

THENCE S 03°59'34" E, A DISTANCE OF 39.23 FEET TO A POINT;

THENCE S 25°33'55" W, A DISTANCE OF 50.85 FEET TO A POINT;

THENCE N 64°15'03" W, ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET TO POINT;

THENCE N 25°33'55" E, A DISTANCE OF 46.84 FEET TO A POINT;


THENCE N 03°59'34" W, A DISTANCE OF 59.76 FEET TO A POINT;

THENCE N 76°46'02" W, A DISTANCE OF 79.91 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY OF STATE HIGHWAY NO. 25;

THENCE N 25°, 41'20" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 15.36 FEET TO A POINT;

THENCE S 76°46'02" E, A DISTANCE OF 87.65 FEET TO A POINT;

THENCE S 03°59'34" E, A DISTANCE OF 35.54 FEET TO THE POINT OF BEGINNING.


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