

This instrument is being re-recorded to add an easement to the legal description.

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

This Instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

323 Cedar Lane
Columbiana, AL 35051

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, **David and Gail Coleman, a married couple** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Terry and Lora Gowers** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Commence at the NE Corner of the SW ¼ of the NE ¼ of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama; thence S 00 degrees 00 minutes 00 seconds East, a distance of 701.87 feet; thence S 88 degrees 24 minutes 45 seconds West, a distance of 1238.44 feet; thence S 00 degrees 00 minutes 00 seconds East, a distance of 250.00 feet to the Point of Beginning; thence continue along the last described course, a distance of 213.41 feet; thence S 89 degrees 59 minutes 13 seconds East, a distance of 343.26 feet; thence N 00 degrees 00 minutes 00 seconds East, a distance of 213.40 feet; thence N 89 degrees 59 minutes 03 seconds West, a distance of 343.26 feet to the POINT OF BEGINNING.

See attached exhibit for easement 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 ____ day of May, 2010.

David Coleman
David Coleman

Gail Coleman
Gail Coleman

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **David and Gail Coleman**, 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 21 day of May, 2010.

Shelby County, AL 05/21/2010
State of Alabama
Deed Tax : \$5.00

Martha J. Wilder
Notary Public
My Commission Expires: 10-12-14

20100521000162180 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
05/21/2010 02:06:46 PM FILED/CERT

20100830000278330 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
08/30/2010 12:41:07 PM FILED/CERT

Easement
Legal Description

Also, a non-exclusive roadway easement for ingress and egress, known as Cedar Lane and described as follows:

Commence at the Northwest corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 36 Township 21 South, Range 1 West; thence run Westerly along the North line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 35, a distance of 97.11 feet to a point; thence turn an angle of 90 degrees to the left and run in a Southerly direction a distance of 772.72 feet to a point on the easternmost 40 foot right of way line of Shelby County Highway 47 which is the point of beginning of the 60 foot easement herein described; thence turn an angle of 90 degrees 15 minutes 50 seconds to the left and run a distance of 293.38 feet to a point; thence run along a curve to the right (concave Southerly) having a central angle of 11 degrees 15 minutes 05 seconds an radius of 537.60 feet for an arc distance of 105.57 feet to a point; thence run along the tangent of said curve a distance of 19.54 feet to a point; thence run along a curve to the left (concave Northerly) having a central angle of 7 degrees 17 minutes 22 seconds and a radius of 748.98 feet, an arc distance of 95.29 feet to a point; thence run along the tangent of said curve a distance of 186.38 feet to a point; thence run along a curve to the left (concave Northerly) having a central angle of 14 degrees 16 minutes 59 seconds and a radius of 365.14 feet, an arc distance of 91.24 feet to a point; thence run along the tangent of said curve for a distance of 46.64 feet to a point; thence run along a curve to the right (concave Southerly) having a central angle of 9 degrees 17 minutes 42 seconds and a radius of 649.41 feet, an arc distance of 105.325 feet to a point; thence run along the tangent of said curve a distance of 598.94 feet to a point; thence turn an angle of 92 degrees 49 minutes 58 seconds to the right and run a distance of 734.55 feet to a point; thence turn an angle of 90 degrees to the right and run 671.50 feet to a point; thence turn an angle 92 degrees 49 minutes 58 seconds to the left and run a distance of 535.89 feet to a point; thence run along a curve to the left (concave Southerly) having a central angle of 9 degrees 17 minutes 42 seconds and a radius of 589.41 feet, an arc distance of 95.61 feet to a point; thence run along the tangent of said curve a distance of 46.64 feet to a point; thence run along a curve to the right (concave Northerly) having a central angle of 14 degrees 18 minutes 59 seconds and a radius of 425.14 feet, an arc distance of 106.23 feet to a point; thence run along the tangent of said curve a distance of 186.35 feet to a point; thence run along a curve to the right (concave Northerly) having a central angle of 7 degrees 17 minutes 22 seconds and a radius of 808.98 feet, an arc distance of 102392 feet to a point; thence run along the tangent of said curve a distance of 19.54 feet to a point; thence run along a curve to the left (concave Southerly) having a central angle of 11 degrees 15 minutes 05 seconds and a radius of 477.80 feet, an arc distance of 93.79 feet to a point; thence run along the tangent of said curve a distance 275.00 feet to a point on the Easternmost 40 foot right of way line of Shelby County Highway 47; thence run Northerly along said right of way line a distance of 62.76 feet to the point of beginning. Said easement is lying in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.


20100830000278330 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
08/30/2010 12:41:07 PM FILED/CERT