



20101005000327670 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/05/2010 08:52:13 AM FILED/CERT

(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:
William R. Justice, Attorney
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

J. Richard Cashio
2401 Chestnut Road
Birmingham, AL 35216

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

\$10,000.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One and No/00 Dollars (\$1.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Susan Strain, a married woman, John C. Sawyer and wife, Patricia W. Sawyer, (herein referred to as grantor, whether one or more)** does by these presents grant, bargain, sell and convey unto, **J. Richard Cashio, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

An easement for ingress, egress, as well as utilities and other legal uses over and across Tract 5 and 5A as shown on the unrecorded survey by Larry Carver dated December 31, 1997 and labeled Timber Cove, a copy of which is attached as Exhibit "A" and described as follows:

Tract No.5

Commence at the Northwest corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South 00 degrees 51 minutes 12 seconds West along the West boundary line of said section for a distance of 663.97 feet to the POINT OF BEGINNING; thence turn an angle of 91 degrees 53 minutes 47 seconds to the left and run a distance of 1338.51 feet; thence turn an angle of 91 degrees 54 minutes 50 seconds to the right and run a distance of 662.07 feet; thence turn an angle of 88 degrees 00 minutes 45 seconds to the right and run a distance of 1338.37 feet; thence turn an angle of 91 degrees 58 minutes 41 seconds to the right and run a distance of 663.97 feet to the point of beginning. Containing 20.3 acres.

Tract No. 5A

Commence at the Northwest corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South 00 degrees 51 minutes 12 seconds west for 1327.94 feet to the point of beginning; thence continue along last said course for a distance of 34.71 feet to the Northerly right of way line of Shelby County Road No. 61 ; thence turn an angle of 48 degrees 41 minutes 24 seconds left and run along said county road for 489.63 feet; thence turn an angle of 01 degrees 22 minutes 58 seconds right and run along said county road for 518.34 feet; thence turn an angle of 00 degrees 07 minutes 18 seconds-right and run along said county road for 246.39 feet; thence turn an angle of 00 degrees 30 minutes 27 seconds right and run along said county road for 122.96 feet thence turn an angle of 45 degrees 41 minutes 43 seconds left and run a distance of 318.72 feet; thence turn an angle of 87 degrees 37 minutes 02 seconds left and run a distance of 994.21 feet; thence turn an angle of 91 degrees 59 minutes 14 seconds left and run a distance of 1338.37 feet to the point of beginning. Containing 19.2 acres more or less.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OR THE GRANTORS OR THEIR RESPECTIVE SPOUSE.

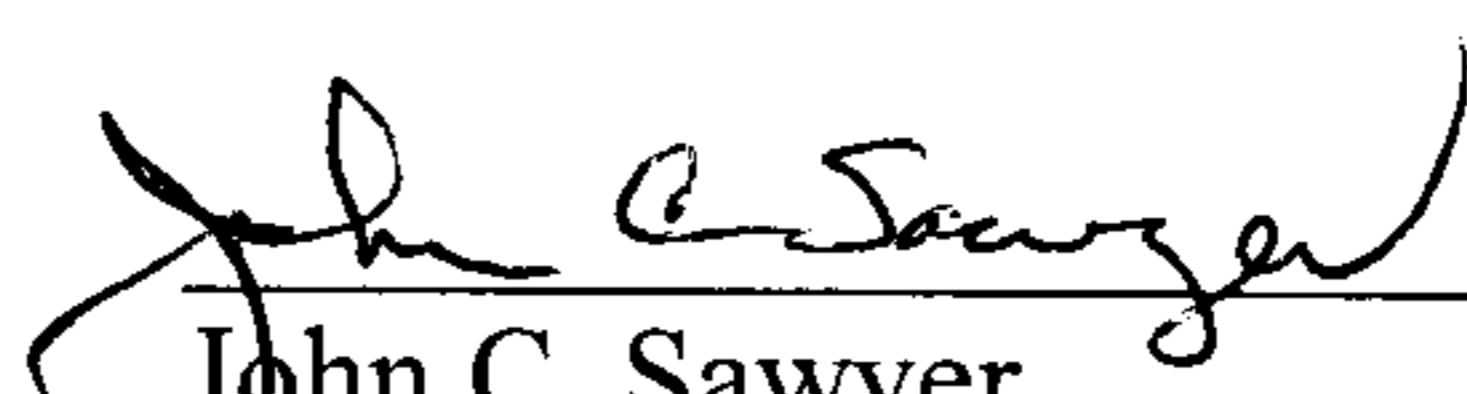
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.


And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, 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 12 day of

September, 2010.


Susan Strain


John C. Sawyer


Patricia W. Sawyer

(ACKNOWLEDGMENTS ATTACHED)



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STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared Susan Strain, 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 1 day of Oct, 2010.

My Commission Expires: 7-11-11



Notary Public

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared John C. Sawyer and Patricia W. Sawyer, 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 12th day of Sept, 2010.

My Commission Expires: 11-16-10



Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 16, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS



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Tract No. 1

Commence at the Southwest Corner of Section 24, Township 20 South, Range 1 East, Shelby County, Alabama; thence run North 00 degrees 44 minutes 18 seconds East along the West boundary line of said section for a distance of 647.06 feet to the POINT OF BEGINNING; thence continue along said course for a distance of 1337.56 feet; thence turn an angle of 88 degrees 14 minutes 43 seconds to the right and run a distance of 1342.82 feet; thence turn an angle of 115 degrees 56 minutes 11 seconds to the right and run a distance of 1834.12 feet to the point of beginning. Containing 20.8 acres.

Tract No. 2

Commence at the Southwest Corner of Section 24, Township 20 South, Range 1 East, Shelby County, Alabama; thence run North 00 degrees 44 minutes 18 seconds East along the West boundary line of said section for a distance of 647.06 feet to the POINT OF BEGINNING; thence turn an angle of 88 degrees 13 minutes 54 seconds to the right and run a distance of 1934.12 feet; thence turn an angle of 315 degrees 53 minutes 12 seconds to the right and run a distance of 1338.84 feet; thence turn an angle of 88 degrees 10 minutes 08 seconds to the right and run a distance of 1340.01 feet to the point of beginning. Containing 20.5 acres.

Tract No. 3

Commence at the Southwest Corner of Section 24, Township 20 South, Range 1 East, Shelby County, Alabama; for the POINT OF BEGINNING; thence run North 00 degrees 44 minutes 18 seconds East along the West boundary line of said section for a distance of 647.06 feet; thence turn an angle of 88 degrees 17 minutes 16 seconds to the right and run a distance of 1340.01 feet; thence turn an angle of 81 degrees 49 minutes 52 seconds to the right and run a distance of 647.11 feet; thence turn an angle of 88 degrees 06 minutes 16 seconds to the right and run a distance of 1338.88 feet to the point of beginning. Containing 20.9 acres.

Tract No. 4

Commence at the Northwest Corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; for the POINT OF BEGINNING; thence run South 00 degrees 51 minutes 12 seconds West along the West boundary line of said section for a distance of 687.87 feet; thence turn an angle of 81 degrees 53 minutes 47 seconds to the left and run a distance of 1338.51 feet; thence turn an angle of 88 degrees 05 minutes 10 seconds to the left and run a distance of 682.36 feet; thence turn an angle of 81 degrees 48 minutes 52 seconds to the left and run a distance of 1338.86 feet to the point of beginning. Containing 20.3 acres.

Tract No. 5

Commence at the Northwest Corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South 00 degrees 51 minutes 12 seconds West along the West boundary line of said section for a distance of 687.87 feet; thence turn an angle of 81 degrees 53 minutes 47 seconds to the left and run a distance of 1338.51 feet; thence turn an angle of 88 degrees 05 minutes 10 seconds to the left and run a distance of 682.36 feet; thence turn an angle of 81 degrees 48 minutes 52 seconds to the left and run a distance of 1338.86 feet to the point of beginning. Containing 20.3 acres.

Tract No. 6

Commence at the Northwest Corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence run North 88 degrees 01 minutes 34 seconds East along the North Boundary Line of said Section 25 for a distance of 1338.85 feet to the POINT OF BEGINNING; thence continue along said course for a distance of 1339.35 feet; thence turn an angle of 81 degrees 52 minutes 43 seconds to the right and run a distance of 686.06 feet; thence turn an angle of 88 degrees 03 minutes 48 seconds to the right and run a distance of 1338.11 feet; thence turn an angle of 81 degrees 54 minutes 10 seconds to the right and run a distance of 682.36 feet to the point of beginning. Containing 20.3 acres.

Tract No. 7

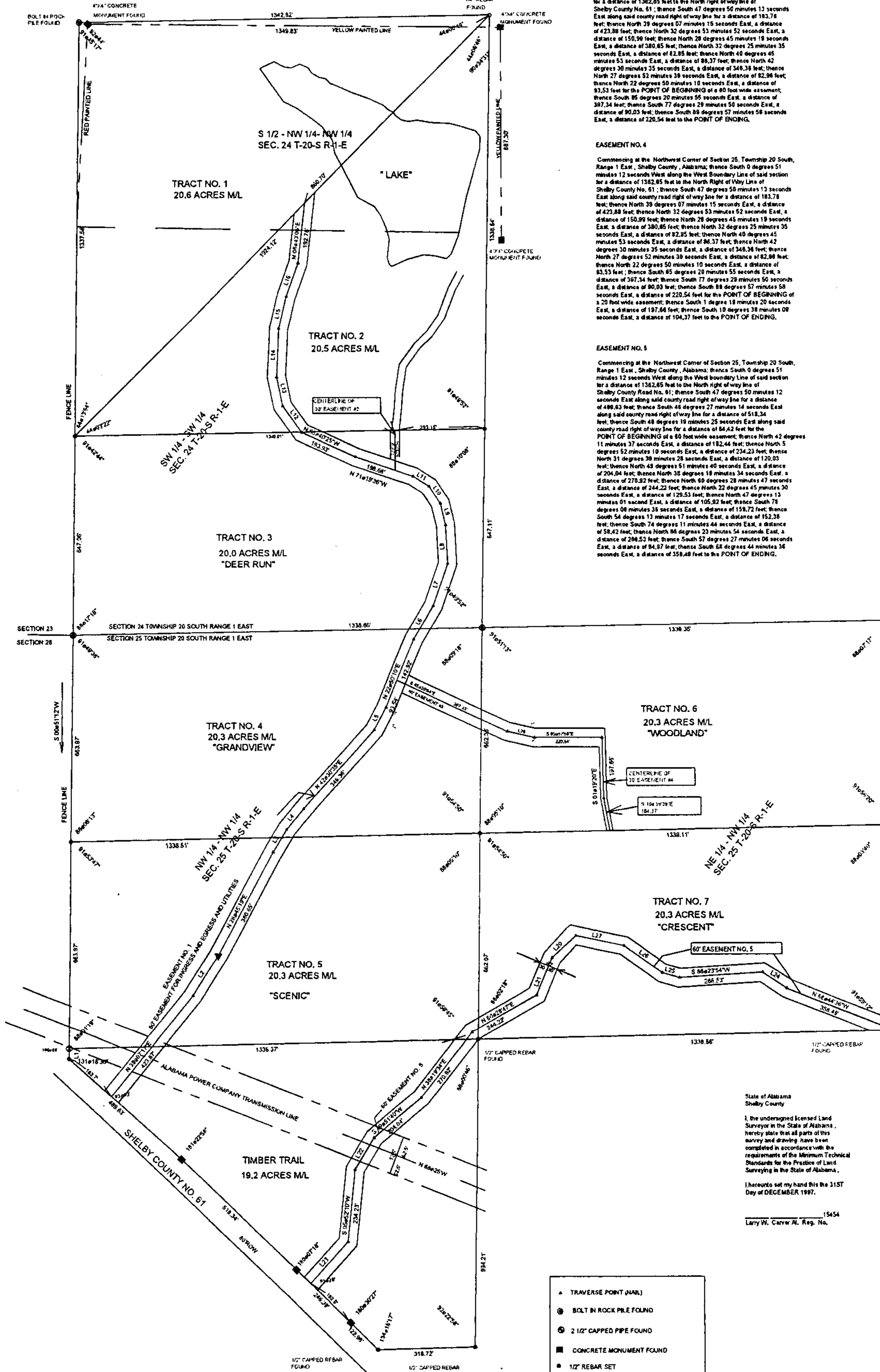
Commence at the Northwest Corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence run North 88 degrees 01 minutes 34 seconds East along the North Boundary Line of said Section 25 for a distance of 2878.01 feet; thence turn an angle of 81 degrees 52 minutes 43 seconds to the right and run a distance of 686.06 feet to the POINT OF BEGINNING; thence continue along said course for a distance of 686.06 feet; thence turn an angle of 88 degrees 00 minutes 48 seconds to the right and run a distance of 1338.86 feet; thence turn an angle of 81 degrees 59 minutes 45 seconds to the right and run a distance of 642.07 feet; thence turn an angle of 88 degrees 05 minutes 10 seconds right and run a distance of 1338.11 feet to the point of beginning. Containing 20.3 acres.

NOTE!
ALL EASEMENTS ARE FOR INGRESS AND EGRESS AND UTILITIES.

LINE	BEARING	DISTANCE
L.1	N 00°51'12"E	34.71'
L.2	N 32°53'51"E	150.86'
L.3	N 32°25'30"E	82.85'
L.4	N 40°45'53"E	86.37'
L.5	N 27°52'39"E	82.96'
L.6	N 30°40'18"E	126.79'
L.7	N 19°19'41"E	143.83'
L.8	N 03°01'24"W	126.74'
L.9	N 15°31'00"W	72.38'
L.10	N 33°12'18"W	67.38'
L.11	N 57°20'20"W	62.07'
L.12	N 38°08'18"W	106.74'
L.13	N 11°44'12"W	86.06'
L.14	N 02°33'14"E	159.58'
L.15	N 13°54'17"E	106.80'
L.16	N 18°54'18"E	112.83'
L.17	S 28°49'04"E	187.89'
L.18	S 07°49'09"W	128.89'
L.19	S 49°20'00"W	186.24'
L.20	N 47°13'01"E	185.02'
L.21	N 22°45'30"E	129.53'
L.22	N 31°38'28"E	120.03'
L.23	N 42°11'37"E	182.44'
L.24	S 57°27'09"E	84.07'
L.25	S 74°11'44"E	58.42'
L.26	S 54°17'17"E	152.38'
L.27	S 78°04'35"E	154.71'
L.28	S 77°28'50"E	80.03'



SCALE 1" = 200'
0 100 200 300 400



EASEMENT NO. 1

Commencing at the Northwest Corner of Section 24, Township 20 South, Range 1 East, Shelby County, Alabama; thence South 0 degrees 51 minutes 12 seconds West along the West Boundary Line of said section for a distance of 1342.85 feet to the North right of way line of Shelby County Road No. 81; thence South 47 degrees 50 minutes 13 seconds East along said road right of way line for a distance of 183.78 feet for the POINT OF BEGINNING of the centerline of a 40 foot wide easement; thence North 28 degrees 07 minutes 17 seconds East, a distance of 423.87 feet; thence North 32 degrees 53 minutes 52 seconds East, a distance of 150.86 feet; thence North 28 degrees 45 minutes 18 seconds East, a distance of 380.85 feet; thence North 32 degrees 25 minutes 35 seconds East, a distance of 82.85 feet; thence North 40 degrees 45 minutes 53 seconds East, a distance of 86.37 feet; thence North 42 degrees 30 minutes 25 seconds East, a distance of 348.36 feet; thence North 27 degrees 52 minutes 38 seconds East, a distance of 82.96 feet; thence North 22 degrees 50 minutes 10 seconds East, a distance of 254.64 feet; thence North 20 degrees 50 minutes 18 seconds East, a distance of 126.78 feet; thence North 18 degrees 18 minutes 41 seconds East, a distance of 143.83 feet; thence North 3 degrees 01 minutes 28 seconds West, a distance of 124.74 feet; thence North 15 degrees 31 minutes 01 second West, a distance of 72.38 feet; thence North 33 degrees 12 minutes 18 seconds West, a distance of 67.38 feet; thence North 57 degrees 20 minutes 20 seconds West, a distance of 62.07 feet; thence North 71 degrees 18 minutes 38 seconds West, a distance of 159.48 feet; thence North 65 degrees 40 minutes 25 seconds West, a distance of 183.83 feet; thence North 36 degrees 08 minutes 18 seconds West, a distance of 106.74 feet; thence North 11 degrees 44 minutes 12 seconds West, a distance of 86.06 feet; thence North 2 degrees 33 minutes 14 seconds East, a distance of 158.58 feet; thence North 13 degrees 54 minutes 41 seconds East, a distance of 106.80 feet; thence North 19 degrees 56 minutes 18 seconds East, a distance of 112.83 feet; thence North 6 degrees 43 minutes 05 seconds East, a distance of 182.78 feet to the point of ending of the centerline of a 40 foot wide easement.

EASEMENT NO. 2

Commencing at the Southwest Corner of Section 24, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 88 degrees 01 minutes 34 seconds East along the North Boundary Line of said section for a distance of 1338.85 feet; thence North 5 degrees 51 minutes 28 seconds East, a distance of 647.11 feet; thence South 88 degrees 01 minutes 34 seconds West, a distance of 283.15 feet for the POINT OF BEGINNING of a 30 foot wide easement; thence South 47 degrees 50 minutes 04 seconds West, a distance of 126.80 feet to the POINT OF ENDING.

EASEMENT NO. 3

Commencing at the Northwest Corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence South 0 degrees 51 minutes 12 seconds West along the West Boundary Line of said section for a distance of 1342.85 feet to the North right of way line of Shelby County Road No. 81; thence South 47 degrees 50 minutes 13 seconds East along said road right of way line for a distance of 183.78 feet; thence North 28 degrees 07 minutes 17 seconds East, a distance of 423.88 feet; thence North 32 degrees 53 minutes 52 seconds East, a distance of 150.86 feet; thence North 28 degrees 45 minutes 18 seconds East, a distance of 380.85 feet; thence North 32 degrees 25 minutes 35 seconds East, a distance of 82.85 feet; thence North 40 degrees 45 minutes 53 seconds East, a distance of 86.37 feet; thence North 42 degrees 30 minutes 25 seconds East, a distance of 348.36 feet; thence North 27 degrees 52 minutes 38 seconds East, a distance of 82.96 feet; thence North 22 degrees 50 minutes 10 seconds East, a distance of 254.64 feet; thence North 20 degrees 50 minutes 18 seconds East, a distance of 126.78 feet; thence North 18 degrees 18 minutes 41 seconds East, a distance of 143.83 feet; thence North 3 degrees 01 minutes 28 seconds West, a distance of 124.74 feet; thence North 15 degrees 31 minutes 01 second West, a distance of 72.38 feet; thence North 33 degrees 12 minutes 18 seconds West, a distance of 67.38 feet; thence North 57 degrees 20 minutes 20 seconds West, a distance of 62.07 feet; thence North 71 degrees 18 minutes 38 seconds West, a distance of 159.48 feet; thence North 65 degrees 40 minutes 25 seconds West, a distance of 183.83 feet; thence North 36 degrees 08 minutes 18 seconds West, a distance of 106.74 feet; thence North 11 degrees 44 minutes 12 seconds West, a distance of 86.06 feet; thence North 2 degrees 33 minutes 14 seconds East, a distance of 158.58 feet; thence North 13 degrees 54 minutes 41 seconds East, a distance of 106.80 feet; thence North 19 degrees 56 minutes 18 seconds East, a distance of 112.83 feet; thence North 6 degrees 43 minutes 05 seconds East, a distance of 182.78 feet to the point of ending of the centerline of a 40 foot wide easement.

EASEMENT NO. 4

Commencing at the Northwest Corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence South 0 degrees 51 minutes 12 seconds West along the West Boundary Line of said section for a distance of 1342.85 feet to the North right of way line of Shelby County Road No. 81; thence South 47 degrees 50 minutes 13 seconds East along said road right of way line for a distance of 183.78 feet; thence North 28 degrees 07 minutes 17 seconds East, a distance of 423.88 feet; thence North 32 degrees 53 minutes 52 seconds East, a distance of 150.86 feet; thence North 28 degrees 45 minutes 18 seconds East, a distance of 380.85 feet; thence North 32 degrees 25 minutes 35 seconds East, a distance of 82.85 feet; thence North 40 degrees 45 minutes 53 seconds East, a distance of 86.37 feet; thence North 42 degrees 30 minutes 25 seconds East, a distance of 348.36 feet; thence North 27 degrees 52 minutes 38 seconds East, a distance of 82.96 feet; thence North 22 degrees 50 minutes 10 seconds East, a distance of 254.64 feet; thence North 20 degrees 50 minutes 18 seconds East, a distance of 126.78 feet; thence North 18 degrees 18 minutes 41 seconds East, a distance of 143.83 feet; thence North 3 degrees 01 minutes 28 seconds West, a distance of 124.74 feet; thence North 15 degrees 31 minutes 01 second West, a distance of 72.38 feet; thence North 33 degrees 12 minutes 18 seconds West, a distance of 67.38 feet; thence North 57 degrees 20 minutes 20 seconds West, a distance of 62.07 feet; thence North 71 degrees 18 minutes 38 seconds West, a distance of 159.48 feet; thence North 65 degrees 40 minutes 25 seconds West, a distance of 183.83 feet; thence North 36 degrees 08 minutes 18 seconds West, a distance of 106.74 feet; thence North 11 degrees 44 minutes 12 seconds West, a distance of 86.06 feet; thence North 2 degrees 33 minutes 14 seconds East, a distance of 158.58 feet; thence North 13 degrees 54 minutes 41 seconds East, a distance of 106.80 feet; thence North 19 degrees 56 minutes 18 seconds East, a distance of 112.83 feet; thence North 6 degrees 43 minutes 05 seconds East, a distance of 182.78 feet to the point of ending of the centerline of a 40 foot wide easement.

EASEMENT NO. 5

Commencing at the Northwest Corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence South 0 degrees 51 minutes 12 seconds West along the West Boundary Line of said section for a distance of 1342.85 feet to the North right of way line of Shelby County Road No. 81; thence South 47 degrees 50 minutes 13 seconds East along said road right of way line for a distance of 183.78 feet; thence North 28 degrees 07 minutes 17 seconds East, a distance of 423.88 feet; thence North 32 degrees 53 minutes 52 seconds East, a distance of 150.86 feet; thence North 28 degrees 45 minutes 18 seconds East, a distance of 380.85 feet; thence North 32 degrees 25 minutes 35 seconds East, a distance of 82.85 feet; thence North 40 degrees 45 minutes 53 seconds East, a distance of 86.37 feet; thence North 42 degrees 30 minutes 25 seconds East, a distance of 348.36 feet; thence North 27 degrees 52 minutes 38 seconds East, a distance of 82.96 feet; thence North 22 degrees 50 minutes 10 seconds East, a distance of 254.64 feet; thence North 20 degrees 50 minutes 18 seconds East, a distance of 126.78 feet; thence North 18 degrees 18 minutes 41 seconds East, a distance of 143.83 feet; thence North 3 degrees 01 minutes 28 seconds West, a distance of 124.74 feet; thence North 15 degrees 31 minutes 01 second West, a distance of 72.38 feet; thence North 33 degrees 12 minutes 18 seconds West, a distance of 67.38 feet; thence North 57 degrees 20 minutes 20 seconds West, a distance of 62.07 feet; thence North 71 degrees 18 minutes 38 seconds West, a distance of 159.48 feet; thence North 65 degrees 40 minutes 25 seconds West, a distance of 183.83 feet; thence North 36 degrees 08 minutes 18 seconds West, a distance of 106.74 feet; thence North 11 degrees 44 minutes 12 seconds West, a distance of 86.06 feet; thence North 2 degrees 33 minutes 14 seconds East, a distance of 158.58 feet; thence North 13 degrees 54 minutes 41 seconds East, a distance of 106.80 feet; thence North 19 degrees 56 minutes 18 seconds East, a distance of 112.83 feet; thence North 6 degrees 43 minutes 05 seconds East, a distance of 182.78 feet to the point of ending of the centerline of a 40 foot wide easement.

State of Alabama
Shelby County
I, the undersigned licensed Land Surveyor in the State of Alabama, hereby state that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.
I hereunto set my hand this 31ST Day of DECEMBER 1997.
1544
Larry W. Carver M. Reg. No.

JOB:

TIMBER COVE

A RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 1 EAST AND IN THE NORTHWEST QUARTER OF SECTION 25 TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

LARRY W. CARVER

320 HWY 437

STERRETT, AL. 35147

DATE: 12-31-97

SCALE: 1" = 200'

REVISED 11-14-98 ADDED DESCRIPTIONS OF TRACTS AND EASEMENTS
1133.DAT 1133A.DCL

ROBERT DOW