



20101015000345550 1/4 \$121.50
 Shelby Cnty Judge of Probate, AL
 10/15/2010 02:23:54 PM FILED/CERT

This deed prepared by:

Sparks Law Firm, LLC
 2635 Valleydale Road, Suite 200
 Birmingham, AL 35244
 Direct: 205-215-8433

Grantees Address:

Nathan and Karen Epperson
 217 Arbor Court
 Sterrett, Alabama 35147

**STATE OF ALABAMA
 COUNTY OF SHELBY**

)
)

**WARRANTY DEED
 WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that Whereas, by an order rendered by the Probate Court of Shelby County, Alabama in the letters of conservatorship of Sara H. Egglar, an incapacitated person in need of protection, in Case No. PR-2003-000110 on the 8th day of October, 2010, The said probate court granted to Deborah D. Egglar, as conservator, power to sell the hereinafter described real estate of Sara H. Egglar in fee simple; and

WHEREAS, the undersigned conservator Deborah D. Egglar was authorized and directed by said court to execute a deed conveying the interest of Sara H. Egglar in and to the herinafter described land;

NOW THEREFORE, for and in consideration of the premises and of the sum of One Hundred Thousand Five Hundred and No/100ths (\$100,500.00) Dollars, and other good and valuable consideration, cash in hand paid by the said **NATHAN EPPERSON and KAREN EPPERSON, husband and wife**, (herein referred to as "Grantees"), in accordance with said order, the receipt of which is hereby acknowledged, the undersigned grantor, **SARA H. EGGLER, by DEBORAH D. EGGLER, AS CONSERVATOR acting under the authority and decree of said Probate Court above referred to**, and pursuant thereto, does by these presents hereby grant, bargain, sell and convey unto the said Grantees, 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, all the Grantor's right, title, interest and estate of Sarah H. Egglar, an incapacitated person in need of protection, in and to the following-described tract, parcel or real estate situated in, **SHELBY COUNTY, ALABAMA**, and more particularly described as follows:

Deed Tax : \$100.50

A parcel of land located in the Southeast Quarter of the Northeast Quarter of Section 5, and in the Southwest Quarter of the Northwest Quarter of Section 4, all in Township 20 South, Range 1 East, Shelby County, Alabama, containing 20.83 acres, more or less, and being more particularly described as follows:

Beginning at a 1 ½" round iron representing the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 5; thence run N 89°05'32" W along the monumented South line of the Southeast Quarter of the Northeast Quarter of said Section 5 for 826.95' to the point of intersection with the East right-of-way of Shelby County Road No. 51, said intersection point being marked by a ½" rebar which is located 6.51' inside said right-of-way as measured along the extension of the previous course; thence from said intersection point, run N 37°20'42" W along said right-of-way for a chord distance of 259.17' to a ½" rod set; thence run N 67°35'30" E for 211.82' to a ½" rod set; thence run N 31°48'44" W for 208.90' to a ½" rod set; thence run N 17°48'48" W for 173.26' to a ½" rod set at the point of intersection with the center line of a gravel road known as Egglar Road; thence run N 68°01'36" E along the center of said road for 138.77' to a 3/8" rebar; thence run N 70°51'54" E along the center of said road for 477.04' to a ½" rebar; thence N 77°35'19" E along the center of said road for 85.67' to a ½" rebar; thence run N 82°15'13" E along the center of said road for 221.48' to a ½" rebar; thence S 07°24'38" E for 216.59' to a 3/8" rebar; thence run N 79°55'39" E for 191.54' to a 3/8" rebar; thence run S 02°38'11" E for 210.00' to a ½" rod set; thence run N 79°59'08" E for 210.00' to a ½" rod set at the point of intersection with the West right-of-way of Shelby County Road No. 55; thence run S 03°33'58" E along said right-of-way for 393.25' to a ½" rebar; thence run S 65°22'20" W for 367.20' to a ½" rebar at the point of intersection with the South line of the Southwest Quarter of the Northwest Quarter of said Section 4; thence run N 88°49'00" W along the South line of the Southwest Quarter of the Northwest Quarter of said Section 4 for 54.80' to the point of beginning.

Said parcel being subject to any easements or right-of-way of record over or across said parcel.

Subject to easements, encroachments, building set back lines, right-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.

THIS IS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

SARA H. EGGLER AND SARA E. EGGLER ARE ONE AND THE SAME PERSON.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to Grantees' heirs and assigns of such survivor forever.

GRANTOR does for Grantor's and Grantor's heirs and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal on this 8th day of October, 2010.

**ESTATE OF SARA H. EGGLER, an
incapacitated person in need of protection**
(Case No. PR-2003-000110)

Sara H. Egger by Deborah D. Egger as Conservator
Deborah D. Egger, as Conservator for Sara H.

Egger, an incapacitated person in need of
protection.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Deborah D. Egger, whose name is signed as Conservator of Sara H. Egger, an incapacitated person in need of protection, to the foregoing instrument or 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 conservator, executed the same voluntarily and under full authority and decree of the Probate Court of Shelby County, Alabama, in the case of the estate of Sara H. Egger (Case # PR-2003-000110) on the day the same bears date

Given under my hand this the 8th day of October, 2010.

(SEAL)

C. Ryan Sparks
C. Ryan Sparks, Notary Public
My commission expires: December 18, 2011

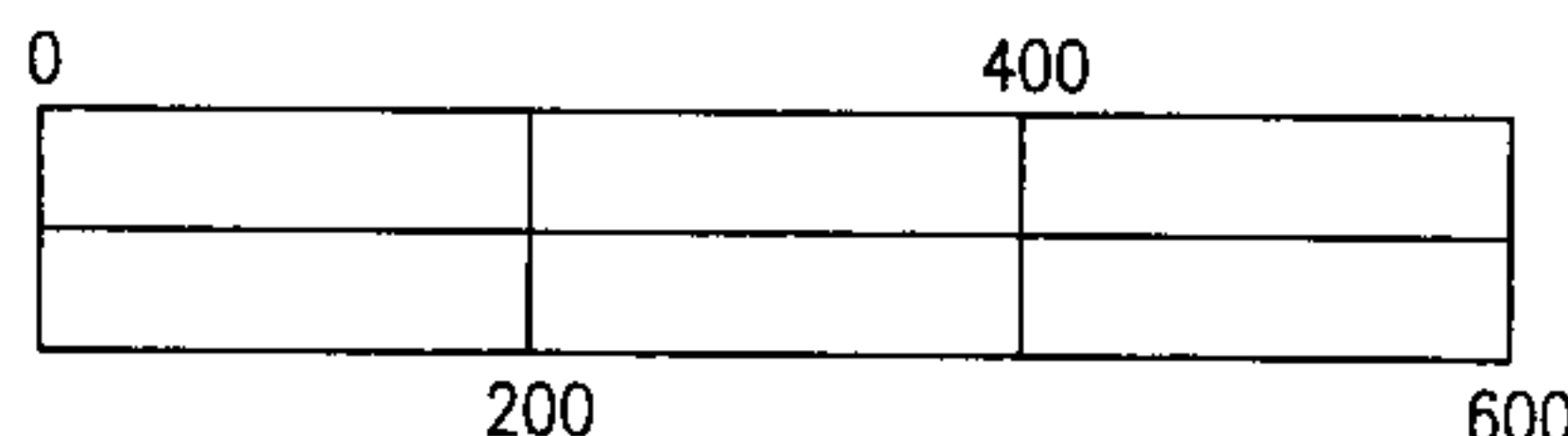
LEGEND

- x-x- FENCE
- EXISTING MONUMENT
- 1/2" ROD SET
- UTILITY POLE
- OVERHEAD UTILITY LINE
- ORIGINAL LOT LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

NOTES:

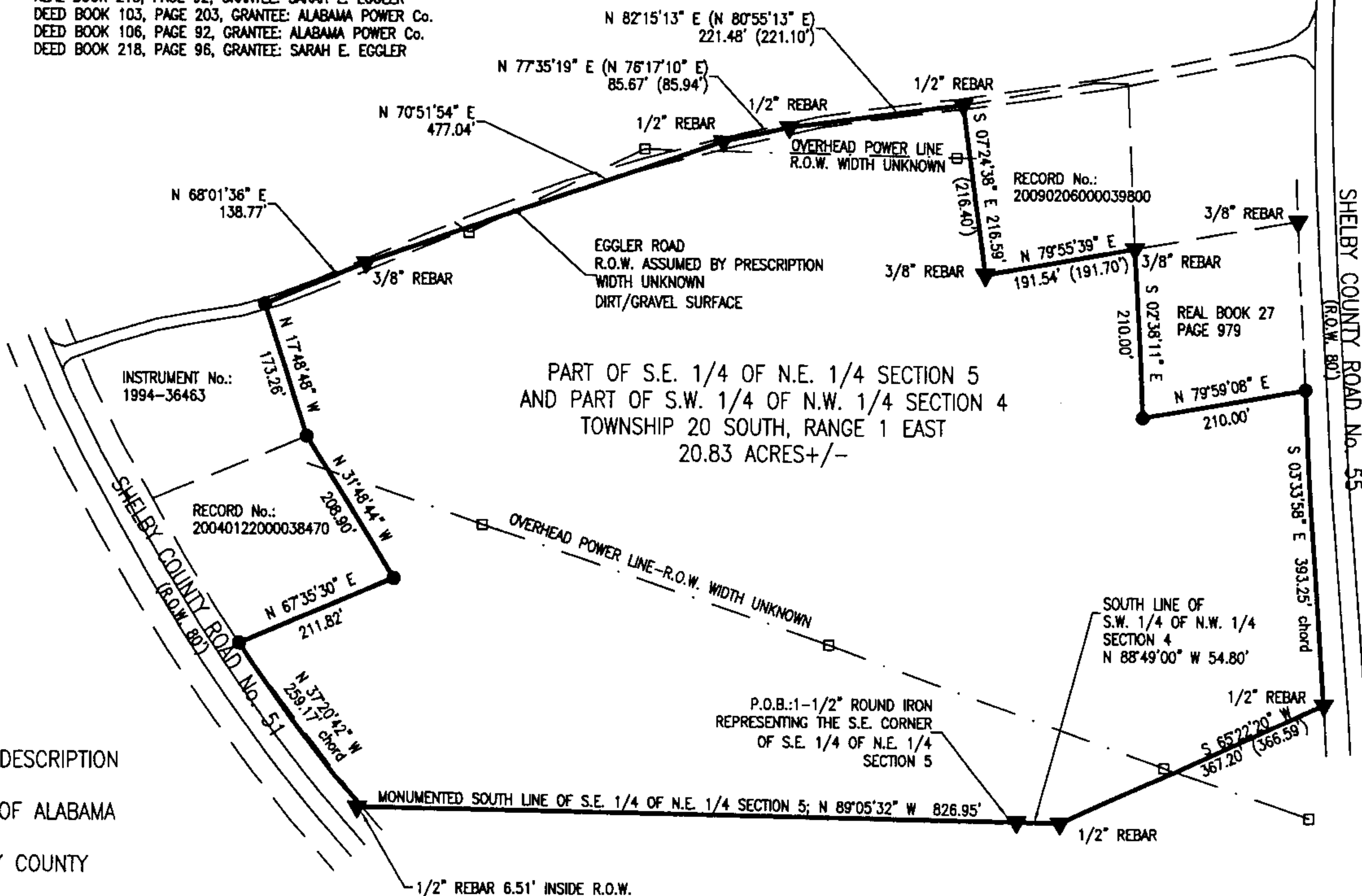
1. ITEMS IN PARENTHESES ARE PER PREVIOUS RECORD.
2. THERE WAS NO SUBSURFACE INVESTIGATION CONDUCTED FOR THE PURPOSE OF THIS SURVEY AND THERE ARE NO KNOWN SUBSURFACE ENCROACHMENTS, EXCEPT AS SHOWN.

GRAPHIC SCALE:



EASEMENTS/RIGHTS-OF-WAY OF RECORD:

REAL BOOK 218, PAGE 92, GRANTEE: SARAH E. EGGLE
DEED BOOK 103, PAGE 203, GRANTEE: ALABAMA POWER Co.
DEED BOOK 106, PAGE 92, GRANTEE: ALABAMA POWER Co.
DEED BOOK 218, PAGE 96, GRANTEE: SARAH E. EGGLE



LEGAL DESCRIPTION

STATE OF ALABAMA

SHELBY COUNTY

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STATE OF ALABAMA

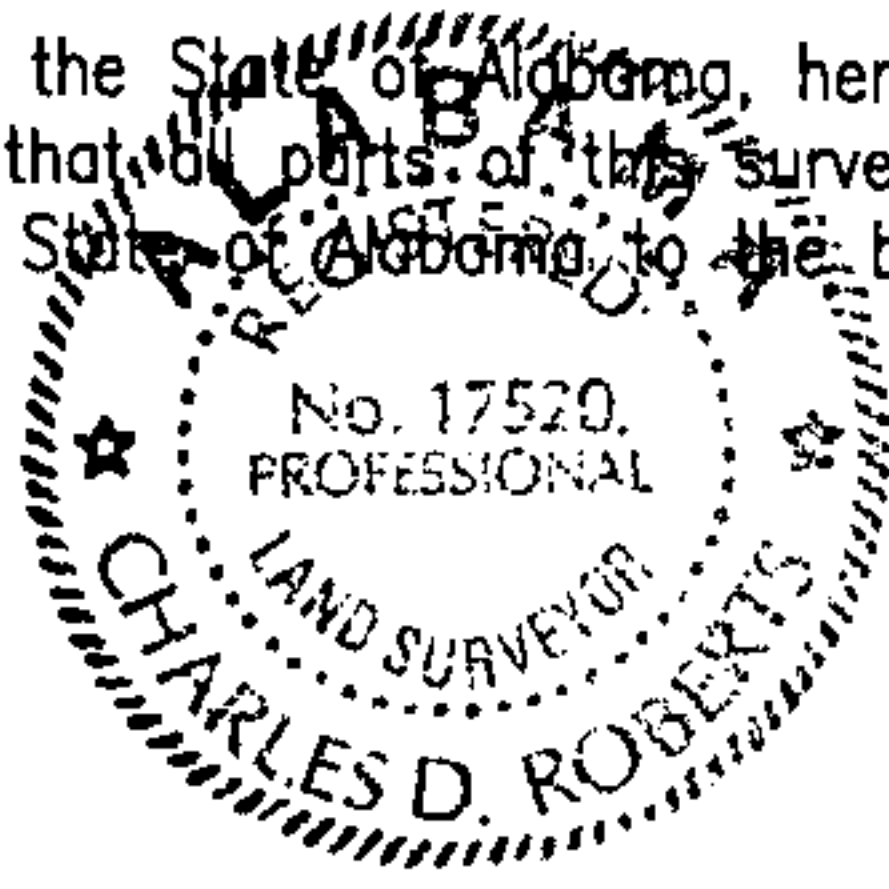
SHELBY COUNTY

I, Charles D. Roberts, a Professional Surveyor in the State of Alabama, hereby state that the hereon is a representation of the results of a survey which was performed under my supervision and that all parts of this survey and drawing are in accordance with the current requirements of the Standards of Practice for Land Surveying in the State of Alabama, to the best of my knowledge, information, or belief.

According to my survey of August 2, 2010.

Charles D. Roberts, P.L.S.

Charles D. Roberts
AL Registration No. 17520



20101015000345550 4/4 \$121.50
Shelby Cnty Judge of Probate, AL
10/15/2010 02:23:54 PM FILED/CERT

SCALE: 1"=200'

DATE: 8/4/2010

DRAWN BY: CDR

C.D. ROBERTS ASSOCIATES, Inc.

CHARLES D. ROBERTS, P.L.S.

AL REG. No. 17520

P.O. BOX 78

TALLADEGA, AL 35161

(256) 761-0094

CA-385-LS

APPROVED BY: CDR

FIELD SURVEY DATE: 8/2/2010

FIELD BOOK: 234

JOB No.:

02276

TITLE SURVEY

DEBRA EGGLE

PART OF SECTIONS 4 & 5

TOWNSHIP 20 SOUTH, RANGE 1 EAST

SHELBY COUNTY, ALABAMA