



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. Eggler, 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. Eggler, as conservator, power to sell the hereinafter described real estate of Sara H. Eggler in fee simple; and

WHEREAS, the undersigned conservator Deborah D. Eggler was authorized and directed by said court to execute a deed conveying the interest of Sara H. Eggler 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. Eggler, 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



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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 1/2" 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 1/2" 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 1/2" rod set; thence run N 67°35'30" E for 211.82' to a 1/2" rod set; thence run N 31°48'44" W for 208.90' to a 1/2" rod set; thence run N 17°48'48" W for 173.26' to a 1/2" rod set at the point of intersection with the center line of a gravel road known as Eggler 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 1/2" rebar; thence N 77°35'19" E along the center of said road for 85.67' to a 1/2" rebar; thence run N 82°15'13" E along the center of said road for 221.48' to a 1/2" 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 1/2" rod set; thence run N 79°59'08" E for 210.00' to a 1/2" 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 1/2" rebar; thence run S 65°22'20" W for 367.20' to a 1/2" 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.



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

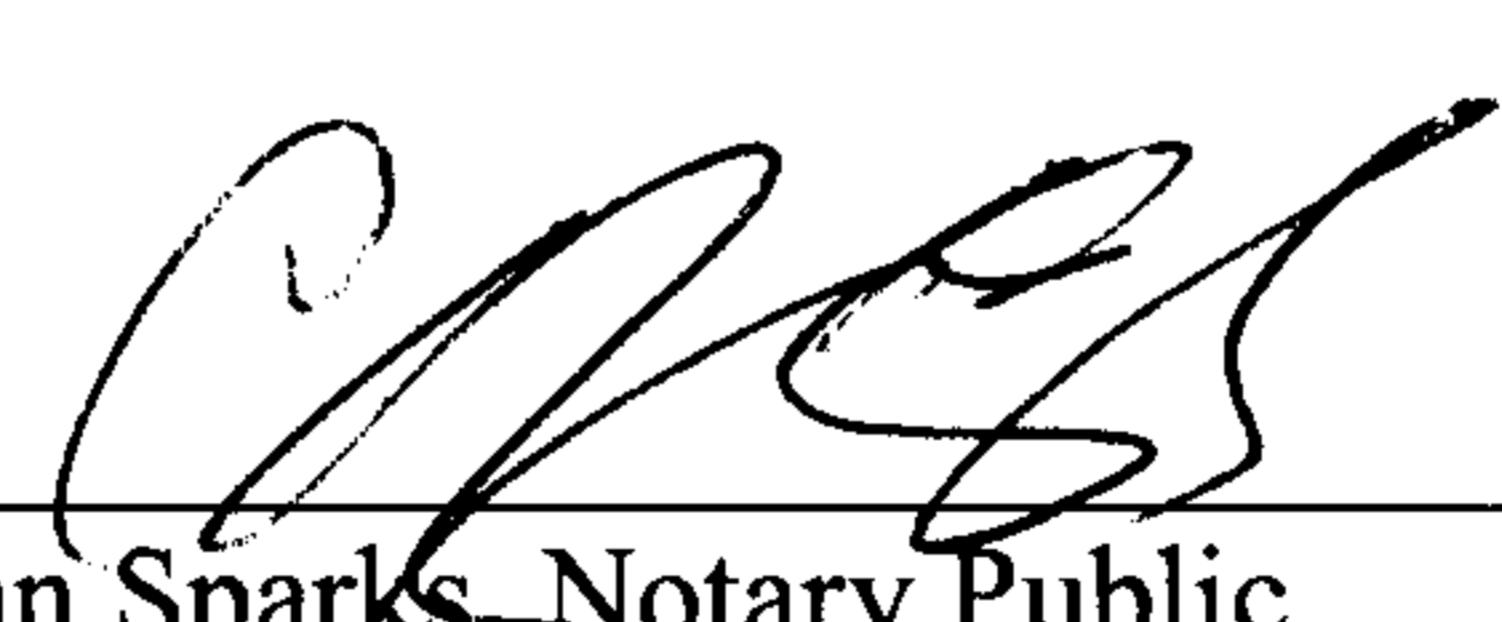
Eggler, an incapacitated person in need of protection.

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. Eggler, whose name is signed as Conservator of Sara H. Eggler, 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. Eggler (Case # PR-2003-000110) on the day the same bears date

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

(SEAL)

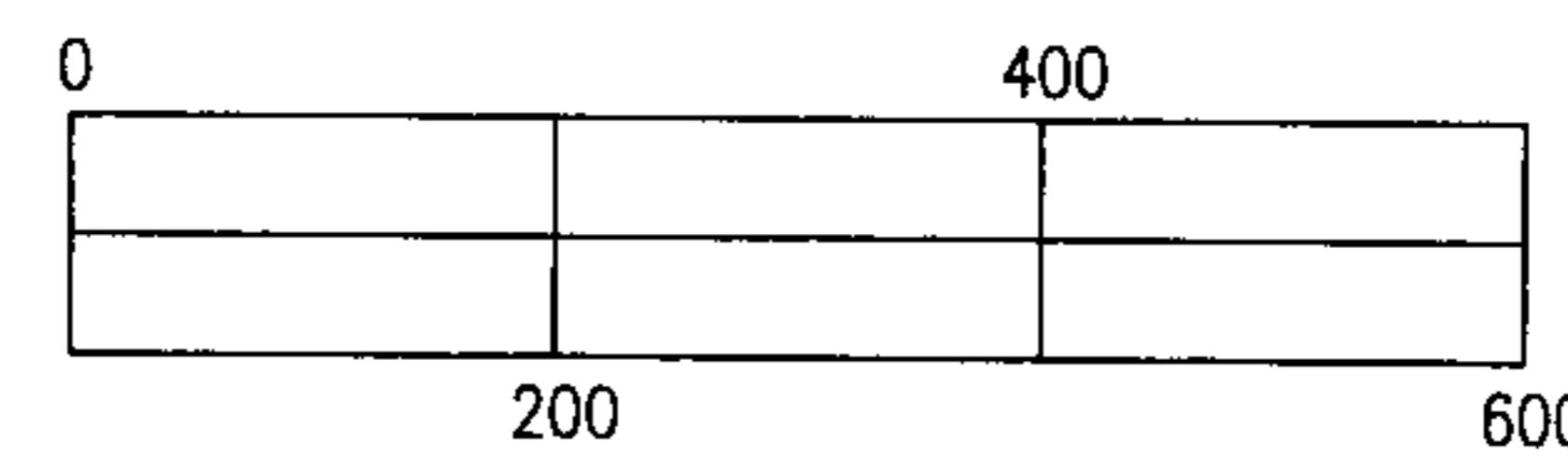

C. Ryan Sparks, Notary Public
My commission expires: December 18, 2011

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. EGGLER
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. EGGLER

REAL BOOK 27, PAGE 979
RECORD No.: 20090206000039800
S 07°38'11" E 191.54' (191.70')
N 79°55'39" E 191.54' (191.70')
3/8" REBAR

GEOGRAPHIC NORTH

N 82°15'13" E (N 80°55'13" E)
221.48' (221.10')
N 77°35'19" E (N 76°17'10" E)
85.67' (85.94')
N 70°51'54" E
477.04'
N 68°01'36" E
138.77'
1/2" REBAR
OVERHEAD POWER LINE
R.O.W. WIDTH UNKNOWN
EGGLER ROAD
R.O.W. ASSUMED BY PRESCRIPTION
WIDTH UNKNOWN
DIRT/GRAVEL SURFACE
3/8" REBAR

PART OF S.E. 1/4 OF N.E. 1/4 SECTION 5
AND PART OF S.W. 1/4 OF N.W. 1/4 SECTION 4
TOWNSHIP 20 SOUTH, RANGE 1 EAST
20.83 ACRES+/-

INSTRUMENT No.:
1994-36463

RECORD No.:
20040122000038470

N 17°48'45" W
173.26'
N 31°48'44" W
208.90'
N 67°35'30" E
211.82'
N 17°30'42" W
259.17'
N 17°30'42" W
259.17'

OVERHEAD POWER LINE-R.O.W. WIDTH UNKNOWN
MONUMENTED SOUTH LINE OF S.E. 1/4 OF N.E. 1/4 SECTION 5; N 89°05'32" W 826.95'
1/2" REBAR 6.51' INSIDE R.O.W.

P.O.B.-1-1/2" ROUND IRON
REPRESENTING THE S.E. CORNER
OF S.E. 1/4 OF N.E. 1/4
SECTION 5

RECORD No.:
20090206000039800

REAL BOOK 27
PAGE 979

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S 65°22'20" W
367.20'

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