

**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:*  
**Walter L. Bryant Jr.**  
**100 Perkins Ranch 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 **FIFTY THOUSAND AND NO/00 DOLLARS (\$50,000.00)**, 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, **Arthur Lee Perkins and wife, Vicki Perkins, and Robert Perkins and wife, Gail Perkins** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Walter L. Bryant Jr. and Lisa L. Bryant** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

*See Attached Exhibit A for Legal Description*

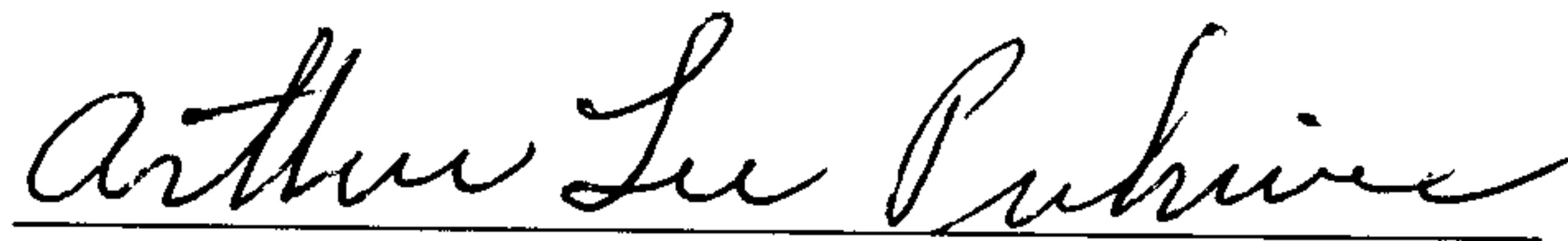
**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2012.
2. Easements, restrictions, rights of way, and permits of record.

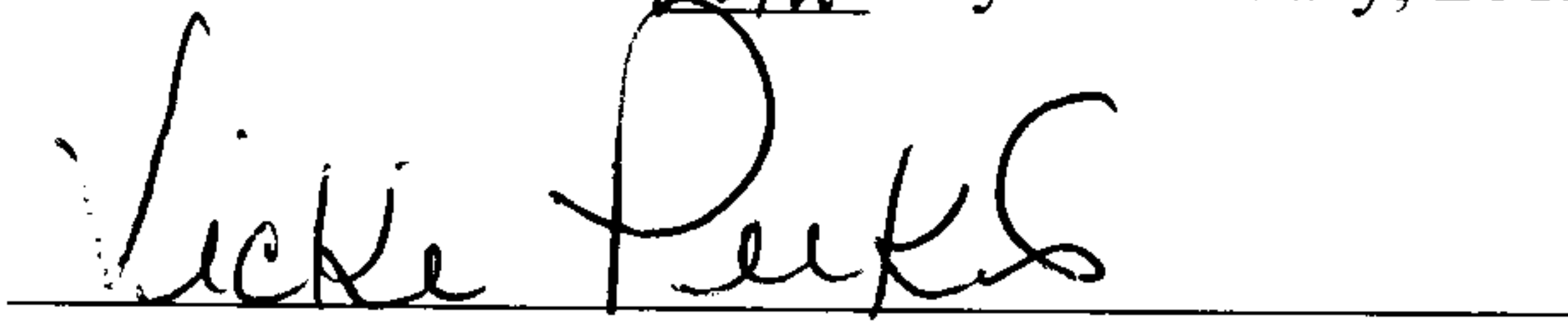
**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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.

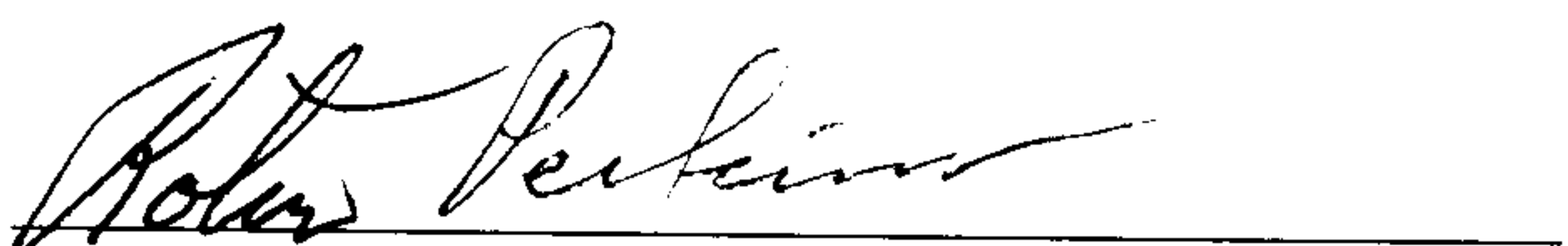
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 20th day of January, 2012.



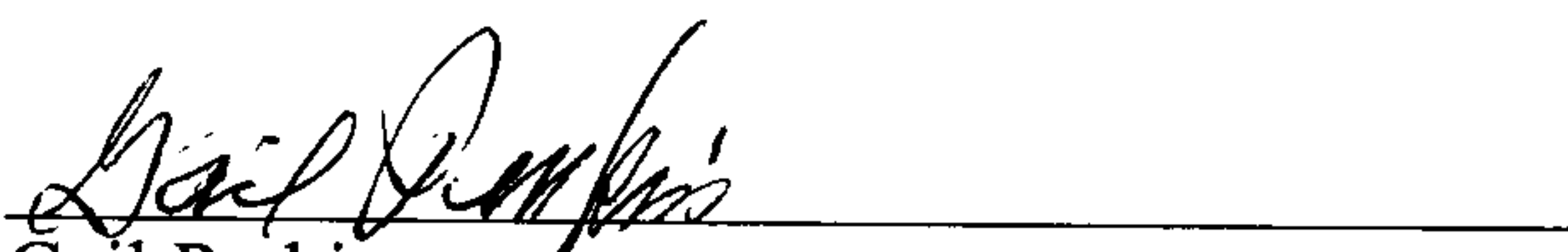
Arthur Lee Perkins



Vicki Perkins



Robert Perkins




Gail Perkins

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Arthur Lee Perkins and wife, Vicki Perkins, and Robert Perkins and wife, Gail Perkins**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January, 2012.

  
20120123000026850 1/2 \$67.00  
Shelby Cnty Judge of Probate, AL  
01/23/2012 01:45:20 PM FILED/CERT

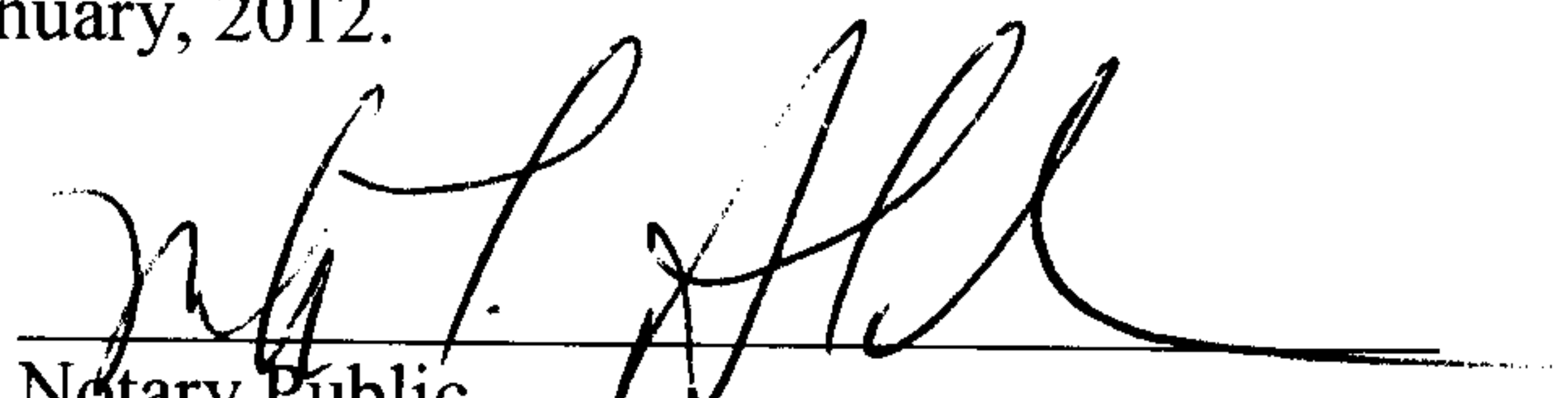
  
Notary Public  
My Commission Expires: 10-16-12





EXHIBIT A  
LEGAL DESCRIPTION

A Parcel of land situated in the S 1/2 of the NE 1/4 of Section 36, Township 21 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

PARCEL A


Commence at the NW Corner of the SE 1/4 of the NW 1/4 of above said Section 36; thence S89°53'40"E, a distance of 2,540.97'; thence S22°00'15"E, a distance of 443.41'; thence N49°07'10"E, a distance of 10.23' to the Coosa River, (the following calls will be along the Coosa River until otherwise noted.); thence S41°28'44"E, a distance of 7.40'; thence S62°59'33"E, a distance of 24.21'; thence S42°56'59"E, a distance of 19.63'; thence S52°52'08"E, a distance of 22.96'; thence S66°42'43"E, a distance of 19.67'; thence S85°43'26"E, a distance of 19.04'; thence S43°32'28"E, a distance of 64.12'; thence S36°40'58"W and leaving said Coosa River, a distance of 451.11'; thence S64°16'28"E, a distance of 308.59'; thence S86°41'29"E, a distance of 129.14' to the Coosa River, (the following calls will be along the Coosa River until otherwise noted.); thence S81°57'23"W, a distance of 14.08'; thence S63°52'51"E, a distance of 18.80'; thence N81°14'26"E, a distance of 8.84'; thence S82°07'47"E, a distance of 27.26'; thence S88°54'31"E, a distance of 73.16'; thence S42°18'47"E, a distance of 65.00' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 29.77'; thence S80°33'39"W, leaving said Coosa River and along the Northerly R.O.W. as once defined by Shelby County Highway 28 (80' R.O.W.), a distance of 1,137.61'; thence N09°26'21"W, a distance of 25.00'; thence N80°33'39"E, a distance of 1,121.46' to the POINT OF BEGINNING.

Said Parcel containing 0.65 acres, more or less.

INCLUDING:

An unrestricted Easement along the full length of the northern and southern property line as once was defined by the Shelby County Highway 28 right-of-way (80' R.O.W.). This easement shall entitle property owner ingress/egress, and utilities, tree removal and grading improvements at future places of access, maintenance - including brush removal and tree trimming, etc. Said easement shall run concurrently with the land, or divisions of and insure to the benefit of owner, their heirs, successors, and or assigns and being more particularly described as follows:

Commence at the NW Corner of the NW 1/4 of the SE 1/4 of Section 36, Township 21 South, Range 1 East, Shelby County, Alabama; thence S00°39'49"E, a distance of 199.91' to the POINT OF BEGINNING OF SAID EASEMENT; thence continue along the last described course, a distance of 80.51'; thence N81°23'59"E, a distance of 606.77'; thence N80°33'40"E, a distance of 1308.88'; thence N07°24'58"E, a distance of 28.51'; thence N08°42'53"W, a distance of 52.72'; thence S80°33'39"W, a distance of 1131.48'; thence S80°33'40"W, a distance of 187.30'; thence S81°22'38"W, a distance of 593.52' to the POINT OF BEGINNING OF SAID EASEMENT.

  
20120123000026850 2/2 \$67.00  
Shelby Cnty Judge of Probate, AL  
01/23/2012 01:45:20 PM FILED/CERT

Shelby County, AL 01/23/2012  
State of Alabama  
Deed Tax: \$50.00