

WARRANTY DEED

Joint Tenants with Right of Survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred, Ten Thousand and no/100's Dollars (\$310,000.00)** and other good and valuable consideration to the undersigned grantor,

JCD Lands, LLC, an Alabama limited liability company

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Eugene E. Linton, Jr. and Villeta M. Linton

(hereinafter referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northwest ¼ of the Southwest ¼ of Section 13, the Northeast ¼ of the Southeast ¼ and the South ¼ of the Southeast ¼ of Section 14, all in Township 20 South, Range 4 West, Shelby County, Alabama being more particularly described as follows:

Commence at a 3" capped pipe being the southeast corner of Section 14, Township 20 South, Range 4 West; thence S 88° 40' 46" W along the south line of said Section a distance of 127.74 feet to a rebar capped EDG; thence N 27° 30' 00" E, leaving said Section line, a distance of 62.50 feet to a rebar capped EDG; thence N 62° 30' 00" W a distance of 592.78 feet to a rebar capped EDG; thence S 27° 17' 33" W a distance of 387.89 feet to a 1" crimped iron on the south line of said section; thence S 88° 40' 46" W along the south line of said section a distance of 310.88 feet to a 1" crimped iron located at the Northeast corner of Lot 30 of Chestnut Forest as recorded in Map Book 22 Page 98 in the Office of the Judge of Probate, Shelby County, Alabama; thence S 88° 38' 52" W along the North line of said subdivision a distance of 1,553.42 feet to a 3" capped pipe at the Southwest Corner of the Southwest ¼ of the Southeast ¼ of Section 14, Township 20 South, Range 4 West; thence N 1° 08' 12" W leaving said subdivision and along the west line of said ¼ - ¼ Section a distance of 207.88 feet to a rebar capped EDG on the Southeasterly right of way of a 100 wide Norfolk Southern right of way; thence N 43° 49' 21" E leaving said ¼ - ¼ line and along said right of way a distance of 1,151.32 feet to a rebar capped EDG; thence S 62° 30' 00" E leaving said right of way a distance of 386.30 feet to a rebar capped EDG; thence N 65° 04' 28" E a distance of 1683.10 feet to a rebar capped EDG; thence S 39° 04' 49" E a distance of 231.47 feet to a rebar capped EDG on north line of Lot 3 of Crawford's Addition to Genery Gap as recorded in Map Book 7 Page 122 in the Office of the Judge of Probate, Shelby County, Alabama; thence S 88° 11' 32" W along the north line of said subdivision a distance of 173.95 feet to a 3" capped pipe being the Northeast Corner of the Southeast ¼ of the



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Shelby Cnty Judge of Probate, AL
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Southeast $\frac{1}{4}$ of Section 14, Township 20 South, Range 4 West; thence S 1° 23' 38" E along the west line of said subdivision a distance of 1,322.35 feet to the POINT OF BEGINNING.

Easements for ingress, egress and utilities described as follows:

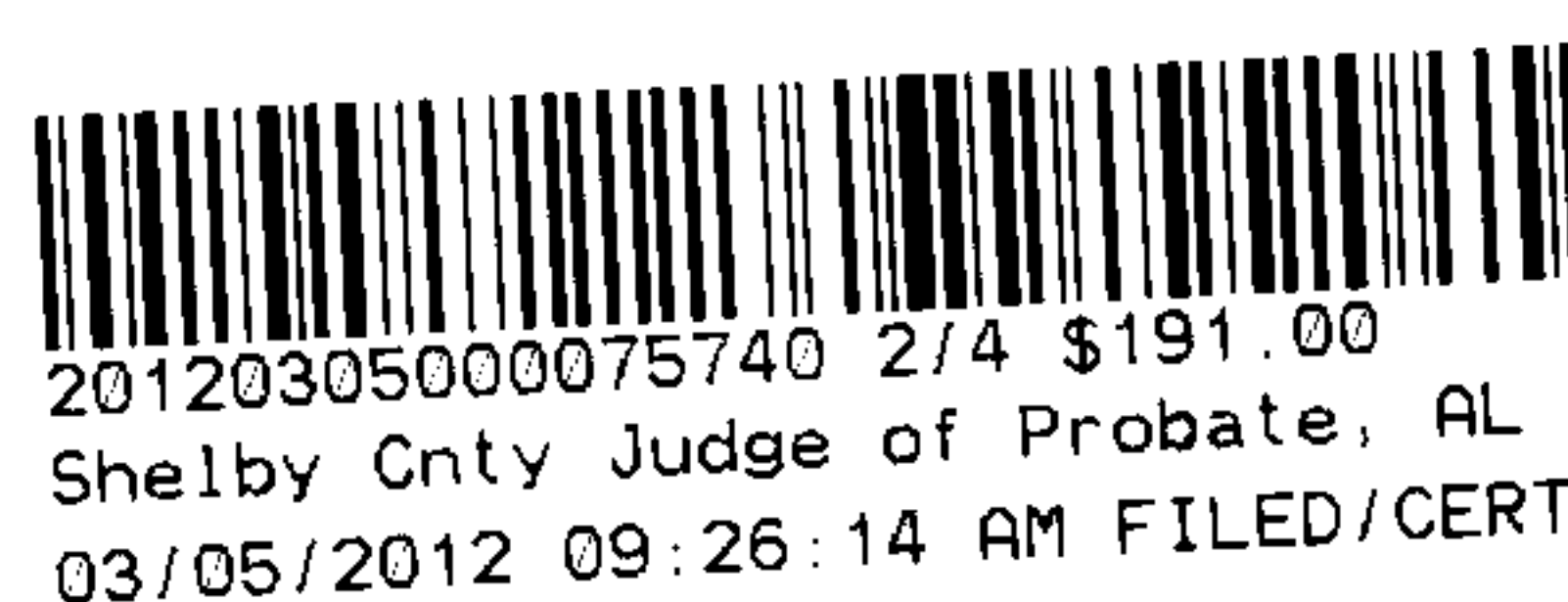
Begin at a 3" capped pipe being the Southwest corner of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama, said point also being the Southwest corner of Lot 1, Crawford's Addition to Genery Gap as recorded in Map Book 7, Page 122 in the office of the Judge of Probate, Shelby County, Alabama; thence N 1° 23' 38" W along the Western line of said section and Lot 1 a distance of 72.44 feet to a point; thence S 62° 30' 00" E, leaving said section line and lot line a distance of 91.93 feet to a point on the Northwestern Right of Way line of Shelby County Highway 93; thence S 56° 39' 52" W, along said Right of Way a distance of 53.36 feet to the intersection of said Right of Way with the South line of said section; thence S 88° 57' 17" W, leaving said Right of Way and along the south line of said section and said lot a distance of 35.21 feet to the POINT OF BEGINNING.

A 20 foot wide easement located in the NE $\frac{1}{4}$ of Section 23 and the SE $\frac{1}{4}$ of Section 14, Township 20 South, Range 4 West, more particularly described as follows:

Commence at a 3" capped pipe being the NE corner of said NE $\frac{1}{4}$; thence in a Southerly direction along the Easterly line of said Section 23, a distance of 21.96 feet to the Northwestern R/W line of County Road, 93; thence 57 degrees 03 minutes right, in a Southwesterly direction along said R/W line, a distance of 615.88 feet to the beginning of a curve to the left, having a radius of 2,864.72 feet; thence in a Southwesterly direction along said curve and R/W line, a distance of 194.16 feet to a 2" open top pipe being the POINT OF BEGINNING of this easement, said easement lying 20' easterly of and parallel to the following described course; thence 111 degrees 12 minutes 50 seconds right from a line tangent to said curve, in a Northwesternly direction, a distance of 470.99 feet to the intersection with the North line of said NE $\frac{1}{4}$ and the end of the western boundary of this easement, the eastern boundary of the easement continuing the last described course another 26.52 feet to the intersection of the northwestern boundary line of Parcel 1.

This conveyance subject to:

- 1. Taxes for the year 2012 and subsequent years.**
- 2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.**
- 3. Right-of-way granted to Alabama Power Company recorded In Book 206, Page 539.**
- 4. Right of way as may affect subject property recorded In Volume 12, Page 387.**
- 5. Agreement as set out in Book 128, Page 238.**
- 6. Right-of-way granted to Alabama Power Company recorded in Book 134, Page 426 and Deed Book 223, Page 894.**
- 7. Oil and gas leases recorded in Deed Book 339, Page 146.**
- 8. Right-of-way to Shelby County recorded in Deed Book 154, Page 568.**
- 9. Easement granted to Alabama Power Company recorded in Inst. No. 20040910000506310 and Inst. No. 2006-60164.**



10. Easement for ingress, egress and utilities as recorded in Inst. No. 20110617000178270 and Inst. No. 20110914000271050.

One Hundred, Forty Thousand and no/100's Dollars (\$140,000.00) of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.

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 that 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 14th day of February, 2012.

ATTEST:

JCD LANDS, LLC

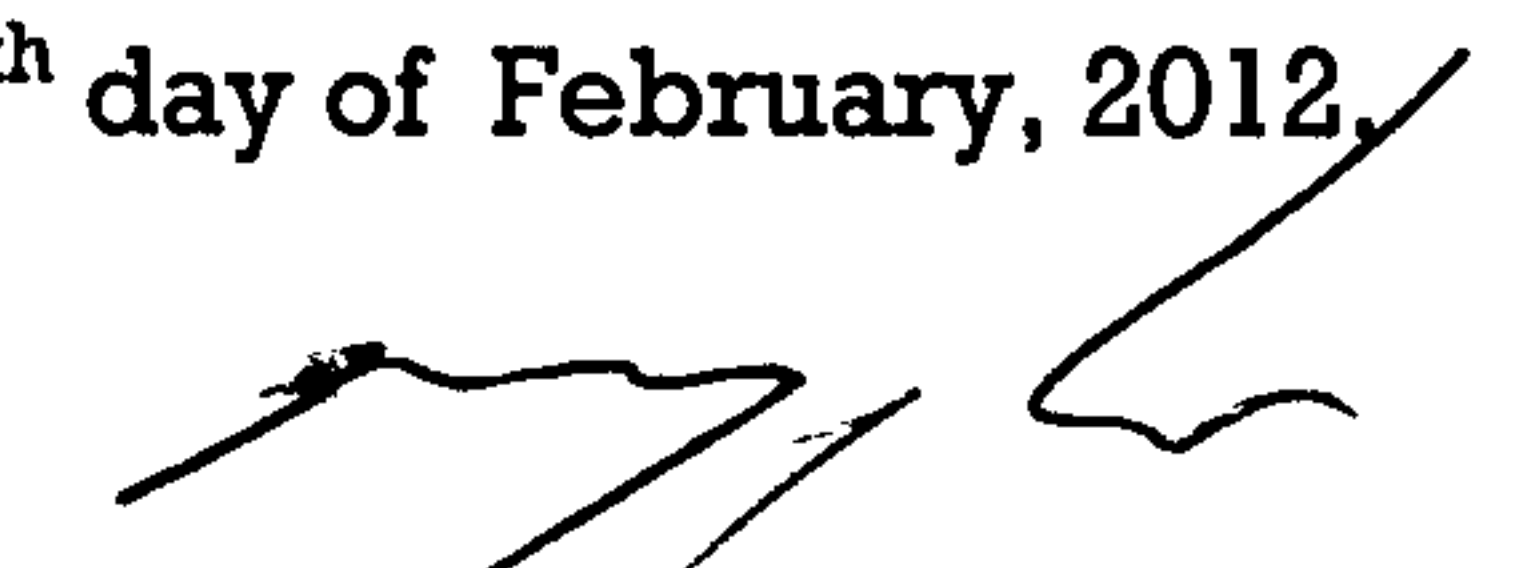


It's Managing Member
Farmer Keith, LLC by
David Keith, Member

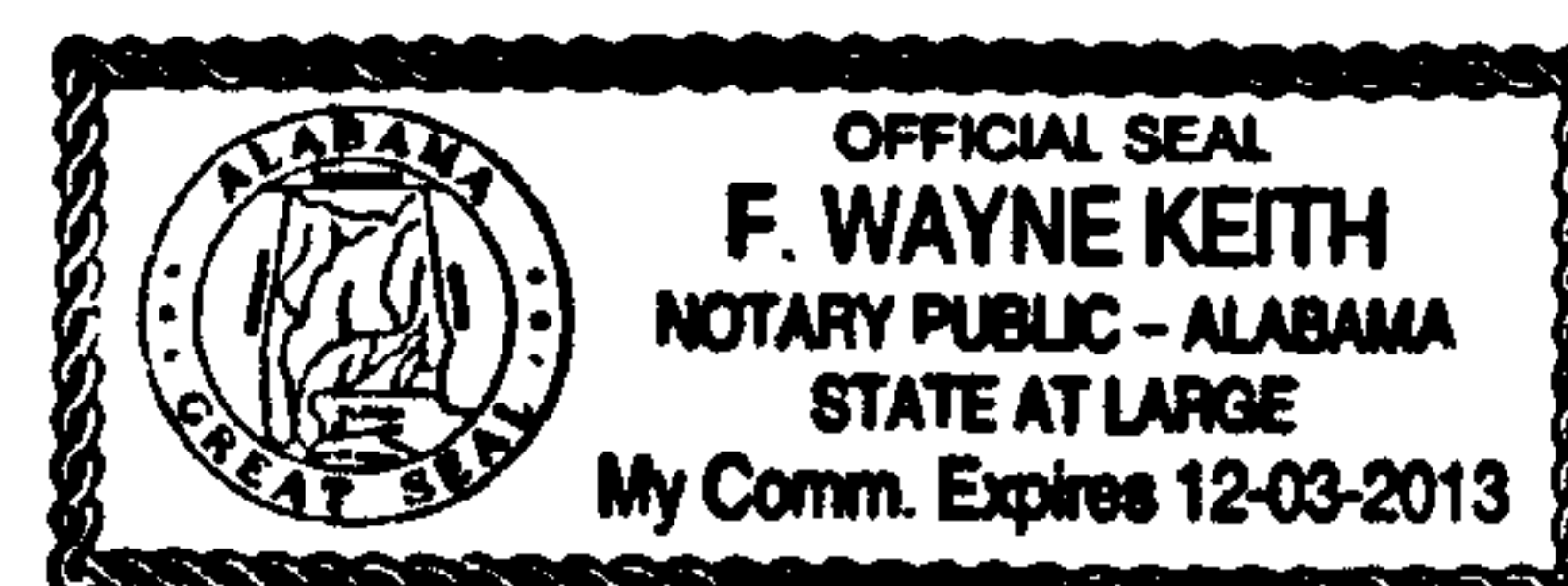
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, David Keith, whose name as Member of Farmer Keith, LLC, the Managing Member of JCD Lands, LLC, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he, as such member of Farmer Keith, LLC, the Managing Member of JCD Lands, LLC and with full authority executed the same voluntarily for and as the act of JCD Lands, LLC.

Given under my hand and seal this the 14th day of February, 2012,


Notary Public

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Shelby Cnty Judge of Probate, AL
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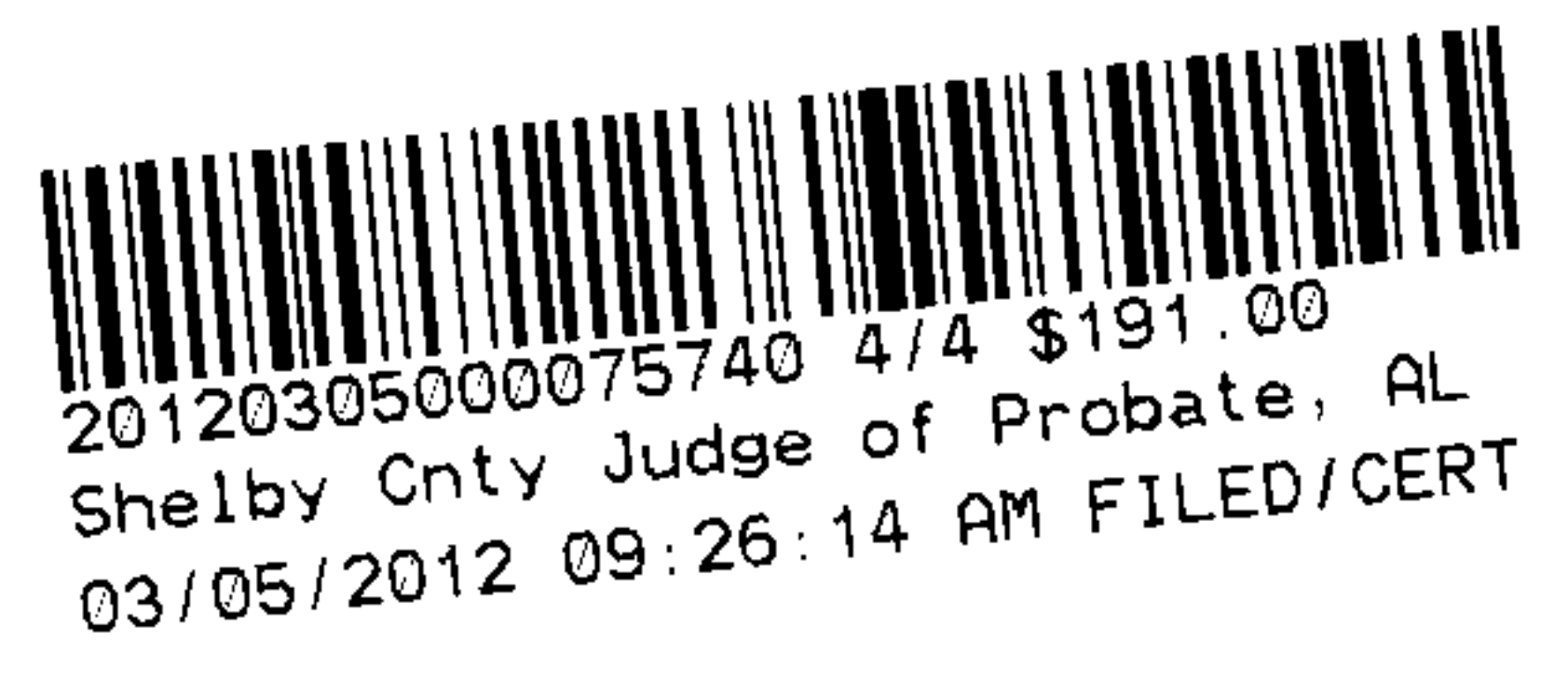


THIS INSTRUMENT PREPARED BY:

**F. Wayne Keith
120 Bishop Circle
Pelham, Alabama 35124**

SEND TAX NOTICE TO:

**Eugene E. Linton, Jr.
6163 Rushing Parc Lane
Birmingham, Alabama 35244**



Shelby County, AL 03/05/2012
State of Alabama
Deed Tax: \$170.00