

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
William F. Dorough
13041 Hwy 61
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **exchange for like kind property of substantially equal value** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **TESC, LLC, an Alabama Limited Liability company (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **William F. Dorough and Gladys C. Dorough, (herein referred to as grantee, whether one or more)**, for and 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, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

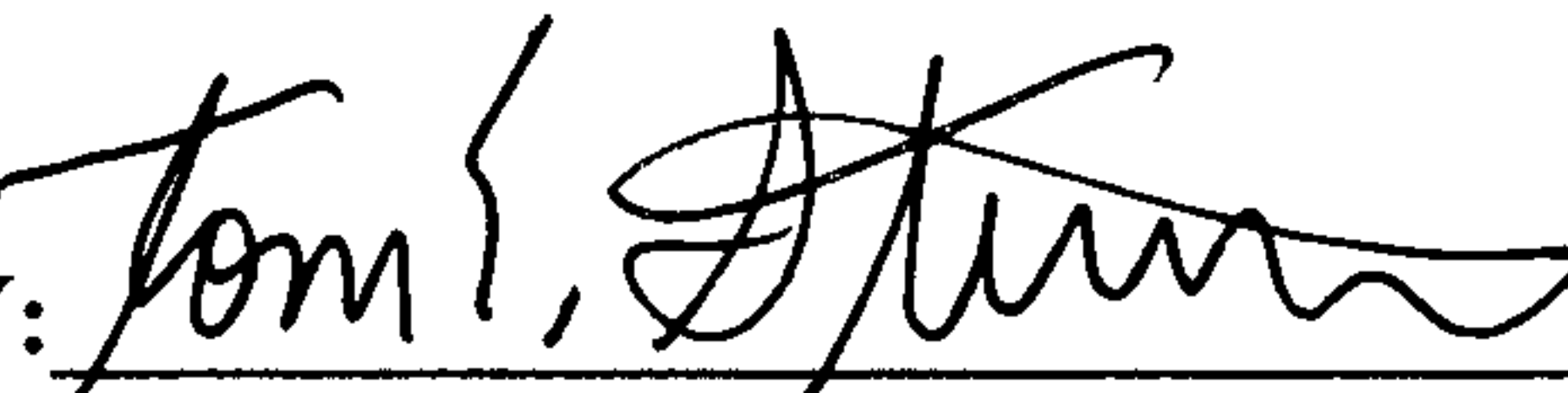
Subject to 2016 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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

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 from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said **Grantees**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantor**, by its Manager, **Tom E. Stevens**, who is authorized to execute this conveyance, has hereto set its signatures and seal, this the 21st day of December, 2015.

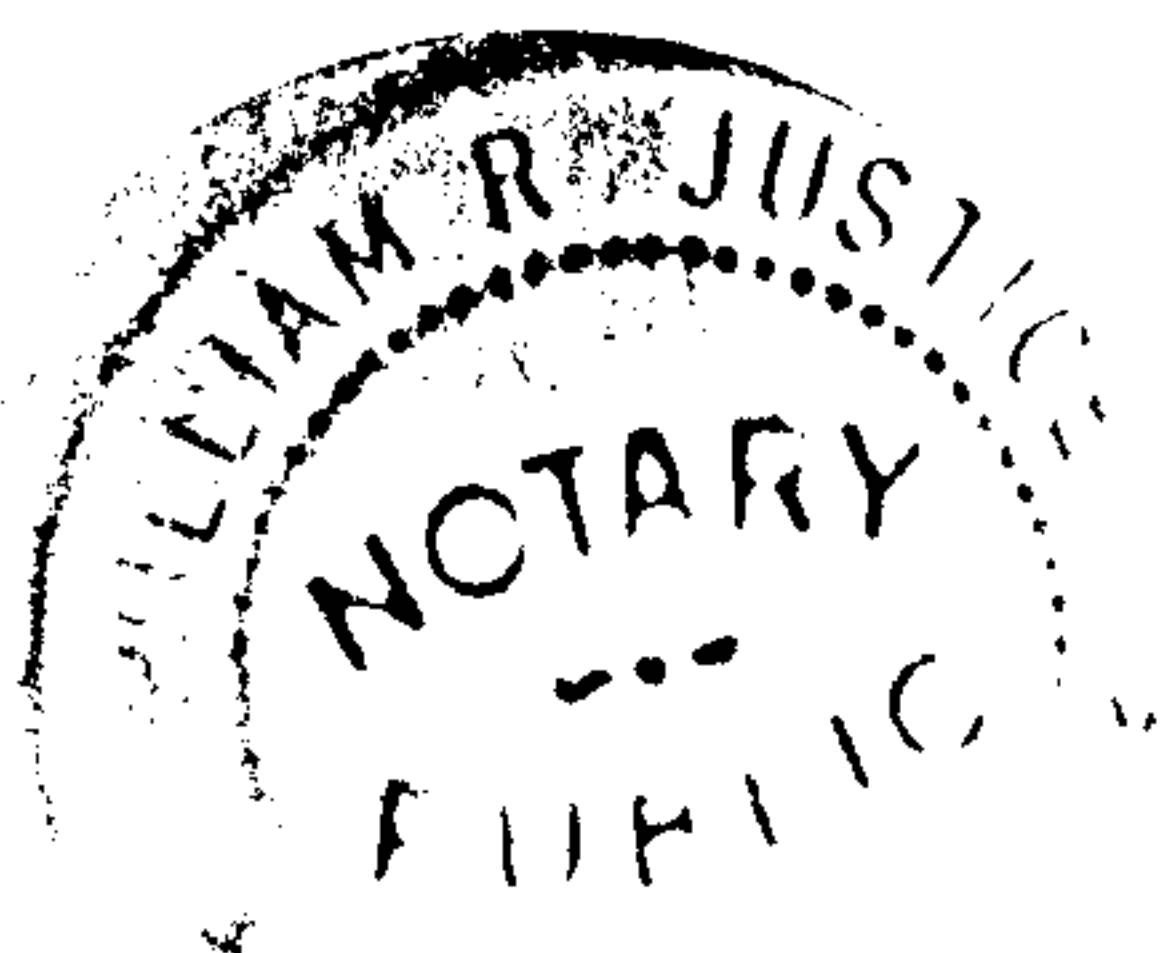
TESC, LLC


BY: 
Tom E. Stevens, Manager


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tom E. Stevens, whose name as Manager of TESC, LLC, an Alabama Limited Liability Company, 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, he as such managing member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 21st day of December, 2015.




Notary Public
My Commission Expires: 9-11-19


20151228000438250 1/3 \$138.00
Shelby Cnty Judge of Probate, AL
12/28/2015 09:05:05 AM FILED/CERT

Shelby County, AL 12/28/2015
State of Alabama
Deed Tax: \$118.00


EXHIBIT "A"
LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING BETTER DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 89°51'10" EAST ALONG THE SOUTH LINE OF SAID ¼ - ¼ SECTION FOR 1347.95 FEET TO THE SOUTHEAST CORNER OF SAID ¼ - ¼ SECTION; THENCE RUN NORTH 00°03'29" WEST ALONG THE EAST LINE OF SAID ¼ - ¼ SECTION FOR 220.24 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF OAK TREE TRAIL (PRESCRIPTIVE RIGHT-OF-WAY; THENCE RUN SOUTH 63°08'29" WEST ALONG SAID ROAD RIGHT-OF-WAY FOR 50.33 FEET; THENCE RUN SOUTH 72°47'34" WEST ALONG SAID ROAD RIGHT-OF-WAY FOR 137.22 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD #51 AND A NON TANGENT CURVE TO THE LEFT WITH A RADIUS OF 150.00 FEET, A CHORD BEARING OF NORTH 39°47'47" WEST, AND A CHORD LENGTH OF 35.92 FEET; THENCE RUN ALONG SAID ARC AND SAID ROAD RIGHT-OF-WAY FOR 36.00 FEET; THENCE RUN NORTH 46°40'22" WEST ALONG SAID ROAD RIGHT-OF-WAY FOR 185.38 FEET TO A CURVE TO THE LEFT WITH A RADIUS OF 1031.70 FEET, A CHORD BEARING OF NORTH 49°12'27" WEST, AND A CHORD LENGTH OF 91.25 FEET; THENCE RUN ALONG SAID ARC AND SAID ROAD RIGHT-OF-WAY FOR 91.28 FEET; THENCE RUN NORTH 51°44'32" WEST ALONG SAID ROAD RIGHT-OF-WAY FOR 450.57 FEET TO A CURVE TO THE LEFT WITH A RADIUS OF 531.70 FEET, A CHORD BEARING OF NORTH 54°10'18" WEST, AND A CHORD LENGTH OF 45.07 FEET; THENCE RUN ALONG SAID ARC AND SAID ROAD RIGHT-OF-WAY FOR 45.09 FEET; THENCE RUN NORTH 56°36'03" WEST ALONG SAID ROAD RIGHT-OF-WAY FOR 206.76 FEET TO A CURVE TO THE RIGHT WITH A RADIUS OF 468.30 FEET, A CHORD BEARING OF NORTH 50°02'02" WEST, AND A CHORD LENGTH OF 107.11 FEET; THENCE RUN ALONG SAID ARC AND SAID ROAD RIGHT-OF-WAY FOR 107.35 FEET; THENCE RUN NORTH 43°28'01" WEST ALONG SAID ROAD RIGHT-OF-WAY FOR 110.55 FEET TO A CURVE TO THE RIGHT WITH A RADIUS OF 1368.30 FEET, A CHORD BEARING OF NORTH 35°51'09" WEST, AND A CHORD LENGTH OF 362.62 FEET; THENCE RUN ALONG SAID ARC AND SAID ROAD RIGHT-OF-WAY FOR 363.69 FEET; THENCE RUN NORTH 28°14'16" WEST ALONG SAID ROAD RIGHT-OF-WAY FOR 26.07 FEET; THENCE RUN SOUTH 00°02'46" EAST ALONG THE WEST LINE OF SAID ¼ - ¼ SECTION FOR 1259.91 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PART OF LAND LYING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY

TES


20151228000438250 2/3 \$138.00
Shelby Cnty Judge of Probate, AL
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