

Donald L. Newsom
of CORRETTI, NEWSOM, ROGERS & MANN, ATTYS.

This instrument was prepared by

(Name)

(Address)

1994

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

529 Frank Nelson Building
BIRMINGHAM, ALABAMA 35203

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

See Mtg 343-866

That in consideration of One Thousand and no/100 Dollars (\$1,000.00), execution of a purchase money mortgage in the amount of \$105,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Joe J. Joseph and wife, Yvonne D. Joseph



19750116000002550 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/16/1975 12:00:00AM FILED/CERT

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

J & S DEVELOPMENT COMPANY

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I:

A parcel of land located and being a part of the SW 1/4 of the NE 1/4 and part of the SE 1/4 of the NW 1/4 and all that part of the North half of the SE 1/4 which lies west of the right of way of Highway 31 South, also 3 acres, more or less, in the northeast corner of the SW 1/4 of the SE 1/4, all located in Section 20, Township 21 South, Range 2 West, and all being more particularly described as follows: Begin at the SW corner of the NW 1/4 of the SE 1/4 of said Section 20; thence in an easterly direction along the southerly line of said 1/4-1/4 section, a distance of 865.83 feet; thence 42°54'26" right, in a southeasterly direction, a distance of 747.10 feet to a point in the easterly line of the SW 1/4 of the SE 1/4 of said Section 20; thence 137°05'31" left, in a northerly direction along the easterly line of said SW 1/4 of the SE 1/4, a distance of 510.00 feet to the NE corner thereof; thence 94°11'05" right, in an easterly direction, along the southerly line of the NE 1/4 of the SE 1/4 of said Section 20, a distance of 374.16 feet to the intersection with the westerly R/W line of U.S. Highway 31 South, thence in a northwesterly direction, along said R/W line and along a curve to the right, having a radius of 2914.93 feet and a central angle of 1°02'29" said curve forming an interior angle to tangent from last described course of 63°39'19", an arc distance of 52.98 feet to end of said curve; thence in a northwesterly direction along tangent to said curve and along said R/W line, a distance of

(Continued on reverse side hereof)

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 6th day of January, 1975

_____(Seal)
_____(Seal)
_____(Seal)

Joe J. Joseph _____(Seal)
Yvonne D. Joseph _____(Seal)
_____(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe J. Joseph and wife, Yvonne D. Joseph whose names are signed to the foregoing conveyance, and who are 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 6th day of January, A. D., 1975

Donald L. Newsom
Notary Public.

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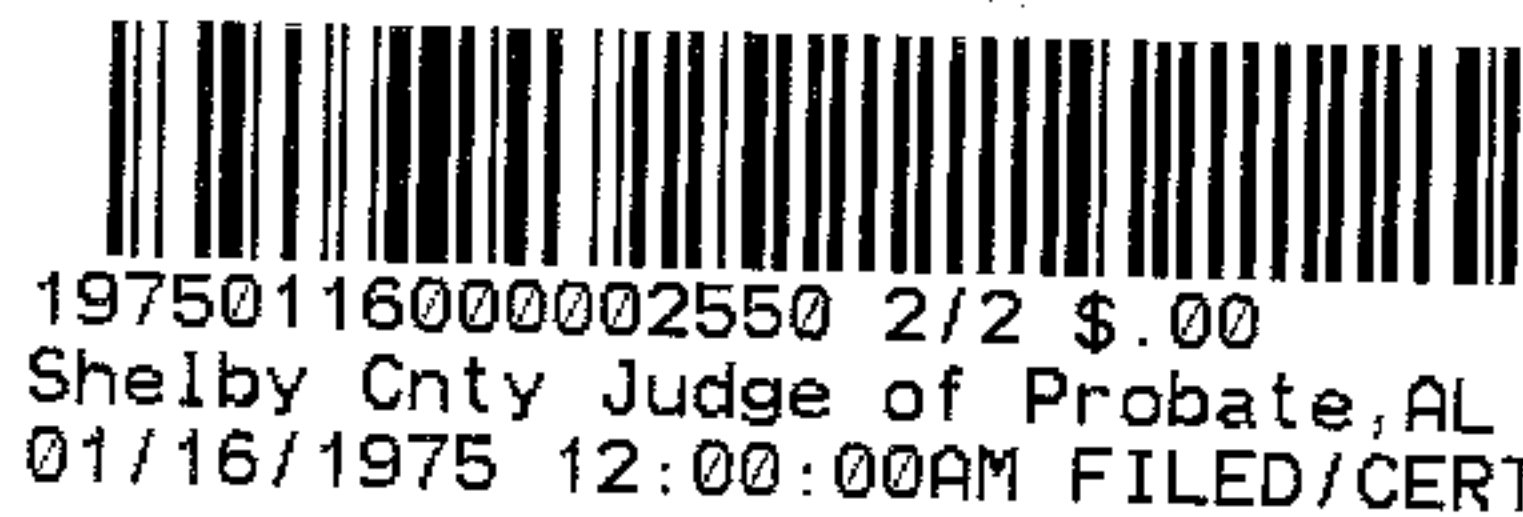
(Continuation of legal description)

295.87 feet to the beginning of a curve to the right, having a radius of 5779.65 feet, and a central angle of 2°49'; thence along arc of said curve and R/W line, a distance of 284.13 feet to end of said curve; thence in a northwesterly direction along tangent to said curve and along said R/W line, a distance of 399.23 feet to the beginning of a curve to the left, having a radius of 2814.93 feet, and a central angle of 6°59'; thence along arc of said curve and R/W line, a distance of 343.09 feet to end of said curve; thence in a northwesterly direction along tangent to said curve and along said R/W line, a distance of 1089.92 feet; thence 73°47'37" left, in a southwesterly direction, a distance of 230.93 feet, thence 0° 23'37" right, in a southwesterly direction, a distance of 899.87 feet; thence 8°22' right in a southwesterly direction, a distance of 994.94 feet to a point in the westerly line of the SE 1/4 of the NW 1/4 of said Section 20; thence 87°41'15" left, in a southerly direction a distance of 532.48 feet to the SW corner of said SE 1/4 of the NW 1/4; thence 87°54' left, in an easterly direction, a distance of 1352.45 feet to the SE corner of said SE 1/4 of the NW 1/4; thence 86°54' 31" right, in a southerly direction along the westerly line of the NW 1/4 of the SE 1/4 of said Section 20, a distance of 1341.54 feet to the point of beginning, containing 85 acres, more or less, together with any and all other parcels of land contiguous to the above described lands which are under fence of the within Grantor.

PARCEL II:

1 acre of land, more or less, known as Stanley Lacey property, approximately 70' x 300' x 210' x 300'. The 300' in length to run along the right-of-way line of Southern Railway mainline; turn an angle of 90° and run approximately 210'; turn an angle and run along Joe Joseph line 300'; then turn an angle and run 70' to point of beginning at railroad.

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STATE OF ALA. SEALS
SHERIFF THIS
INSTRUMENT WAS FILED
1975 JUN 16 PM 8:37
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDG. NO. 16000002550
JUDGE OF PROBATE
Shelby County, Alabama

RETURN TO:

TO
CORRETTI, NEWSOM, ROGERS & MAY, ATTYS.
FRANK NELSON BLDG. 251-1166
BIRMINGHAM, ALA. 35203

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$