

WARRANTY DEED

STATE OF ALABAMA )

JEFFERSON COUNTY )

2353

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety-two Thousand and No/100 (\$92,000.00) Dollars to the undersigned grantors, Merritt Pizitz and wife, Frances P. Pizitz, in hand paid by First Alabama Bank of Birmingham, as Trustee under Will of Ann N. Paget, Deceased, the receipt whereof is acknowledged, we the said Merritt Pizitz and wife, Frances P. Pizitz, do GRANT, BARGAIN, SELL AND CONVEY unto the said First Alabama Bank of Birmingham, as Trustee under Will of Ann N. Paget, Deceased, the following described real estate, situated in Shelby County, Alabama:

Part of the West half of Southwest Quarter of Section 10, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: From the Northwest corner of said West Half of Southwest Quarter, run in a Southerly direction along the West line of said section for a distance of 528.19 feet to the point of beginning, thence turn an angle to the left of 88 degrees 35 minutes and run in an Easterly direction for a distance of 759.11 feet, thence turn an angle to the right of 65 degrees 13 minutes and run in a Southeasterly direction for a distance of 139.00 feet, thence turn an angle to the right of 65 degrees 00 minutes and run in a Southwesterly direction for a distance of 100.00 feet, thence turn an angle to the left of 10 degrees 00 minutes and run in a Southwesterly direction for a distance of 100.00 feet, thence turn an angle to the left of 10 degrees 30 minutes and run in a Southwesterly direction for a distance of 100.00 feet, thence turn an angle to the left of 7 degrees 10 minutes and run in a southwesterly direction for a distance of 100.00 feet, thence turn an angle to the left of 4 degrees 10 minutes and run in a Southerly direction for a distance of 100.00 feet, thence turn an angle to the left of 8 degrees 10 minutes and run in a Southerly direction for a distance of 148 feet, more or less, to the center of Acton Creek, thence turn an angle to the right and run along the center of Acton Creek for a distance of 1,050 feet, more or less, to its intersection with the West line of said section thence turn an angle to the right and run in a northerly direction along the West line of said section for a distance of 1,537 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

LESS AND EXCEPT Part of the NW 1/4 of the SW 1/4 of Section 10, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly describes as follows: From the Northwest corner of said NW 1/4 of SW 1/4, run in a southerly direction along the west

BOOK 302 PAGE 225



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Shelby Cnty Judge of Probate, AL  
12/22/1976 12:00:00 AM FILED/CERT



line of said section for a distance of 528.19 feet, thence turn an angle to the left of 88°-35' and run in an easterly direction for a distance of 194.00 feet, thence turn an angle to the right of 78°-03' and run in a southerly direction for a distance of 44.82 feet to the point of beginning, thence turn an angle to the left of 91°-23' and run in an easterly direction for a distance of 93.57 feet, thence turn an angle to the right of 93°-43' and run in a southerly direction for a distance of 213.98 feet, thence turn an angle to the right of 81°-05' and run in a westerly direction for a distance of 36.93 feet, thence turn an angle to the left of 73°-35' and run in a southerly direction for a distance of 58.38 feet, thence turn an angle to the right of 54°-47' and run in a southwesterly direction for a distance of 82.11 feet; thence turn an angle to the right of 90°-34' and run in a northwesterly direction for a distance of 117.14 feet, thence turn an angle to the right of 23°-25' and run in a northerly direction for a distance of 200.00 feet, thence turn an angle to the right of 90°-00' and run in an easterly direction for a distance of 90.00 feet, more or less, to the point of beginning, containing 1.0 acres, more or less.

The grantors hereby reserve a right-of-way 30 feet in width for ingress and egress to the above described one (1) acre parcel, over and across the acreage herein conveyed.

It is the intent of the grantors herein to convey all of the above described acreage, less and except the approximate one (1) acre, and right of ingress and egress thereto, described above, with the grantors retaining title to said one (1) acre parcel with the right of ingress and egress thereto.

BOOK 332 PAGE 826  
TO HAVE AND TO HOLD, To the said First Alabama Bank, of Birmingham, as Trustee under Will of Ann N. Paget, Deceased, its successors and assigns, forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said First Alabama Bank of Birmingham, as Trustee under Will of Ann N. Paget, Deceased, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all liens and encumbrances; except current ad valorem taxes and the above described right-of-way; that we have a good and present right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall forever warrant and defend the same to the said First Alabama Bank of Birmingham, as Trustee under Will of Ann N. Paget, Deceased, its successors and assigns forever, against the lawful claims of all persons.





IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 17th day of December, 1976.

WITNESS:

W. S. Pritchard, Jr.  
Henry B. Baskin

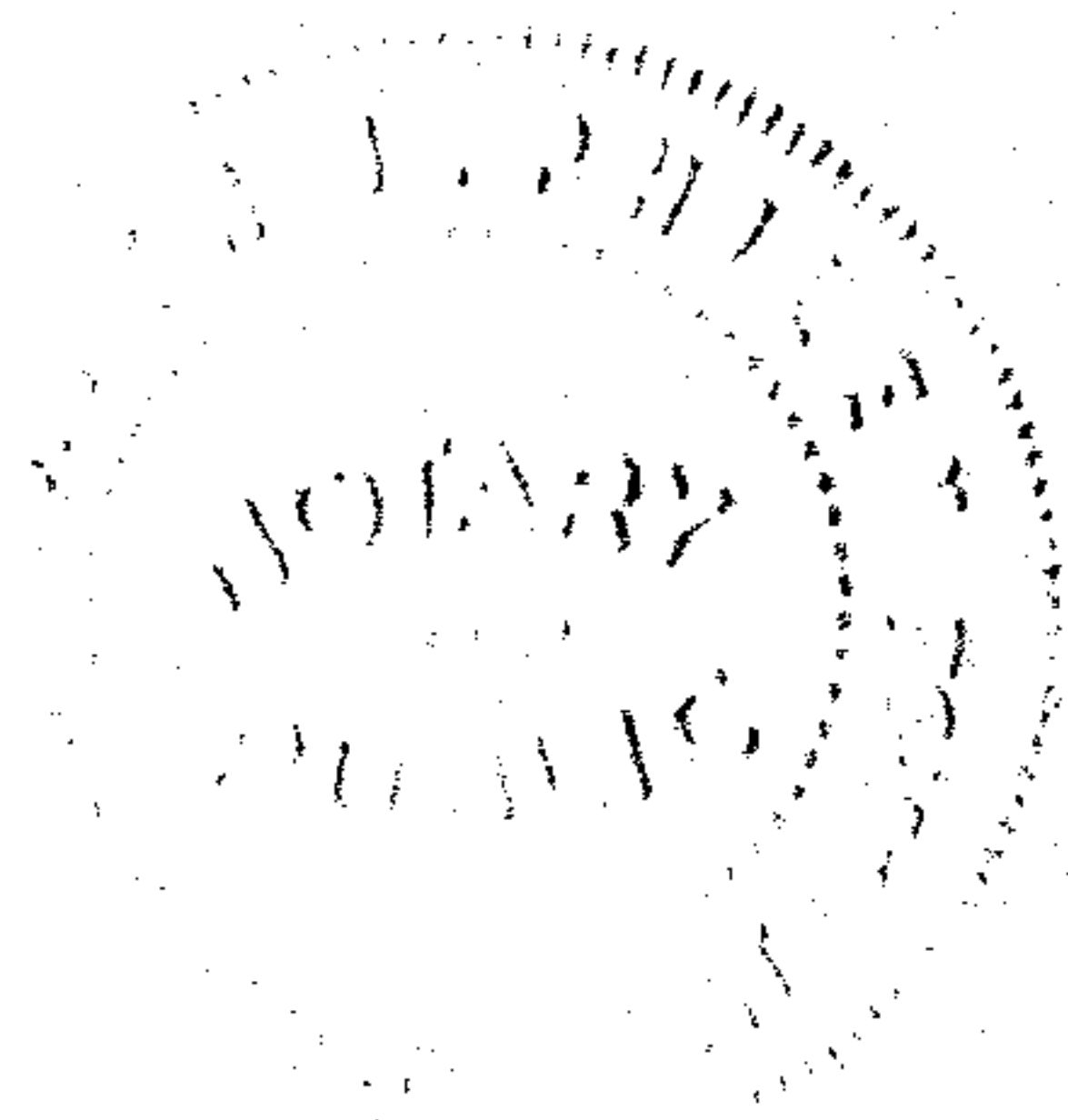
Merritt Pizitz (SEAL)  
Frances P. Pizitz (SEAL)

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Merritt Pizitz and wife, Frances P. Pizitz, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17th day of December, 1976.



Karen J. Philson  
Notary Public  
MY COMMISSION EXPIRES OCTOBER 4, 1980

THIS INSTRUMENT PREPARED BY  
W. S. PRITCHARD, JR.  
PRITCHARD, McCALL AND JONES  
631 Frank Nelson Building  
Birmingham, Alabama 35203

STATE OF ALA. SHELLEY CO.  
I HEREBY THIS  
INSTRUMENT WAS FILED  
1976 DEC 22 PM 3:47  
Need J. J. 9200  
Conrad M. Brouder  
JUDGE OF PROBATE



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