

330

This Instrument was prepared by:

Samuel E. Upchurch, Jr.
1700 First Alabama Bank Bldg.
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, to the undersigned grantors, Nicholas C. Cairns, Thomas C. Cairns, III., and Christopher C. Cairns, in hand paid by Meadowlark Farms, an Alabama general partnership, the receipt of which is hereby acknowledged, the said Nicholas C. Cairns, Thomas C. Cairns, III., and Christopher C. Cairns do by these presents, grant, bargain, sell and convey unto the said Meadowlark Farms the following described real estate, situated in Shelby County, Alabama:

Part of the NW-1/4 of NW-1/4 of NE-1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Northeast corner of said 1/4-1/4-1/4 section, run in a westerly direction along the North line of said 1/4-1/4-1/4 section for a distance of 295.2 feet; thence turn an angle to the left and run in a Southerly direction parallel to the East line of said 1/4-1/4-1/4 section for a distance of 295.2 feet; thence turn an angle to the left and run in an Easterly direction parallel to the North line of said 1/4-1/4-1/4 section for a distance of 295.2 feet to a point on the East line of said 1/4-1/4-1/4 section being 295.2 feet South of the point of beginning; thence turn an angle to the left and run in a Northerly direction along the East line of said 1/4-1/4-1/4 section for a distance of 295.2 feet to the point of beginning, containing 2.0 acres, more or less, together with the existing easement for ingress and egress to said property over and across the existing roadway 20 feet extending from said property to County Road No. 66 (known as Industrial Road); subject, however, to current taxes.

TO HAVE AND TO HOLD, to the said Meadowlark Farms, its heirs and assigns forever.

And said Nicholas C. Cairns, Thomas C. Cairns, III., and Christopher C. Cairns do for themselves, their heirs and assigns, covenant with said Meadowlark Farms, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted

BOOK 345 PAGE 572

above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs and assigns shall, warrant and defend the same to the said Meadowlark Farms, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Nicholas C. Cairns and wife, Thomas C. Cairns, III., and wife and Christopher C. Cairns, an unmarried man, have signed this warranty deed this ____ day of November, 1982.

Nicholas C. Cairns
Nicholas C. Cairns

Raphael Cairns
Raphael Cairns

Thomas C. Cairns, III
Thomas C. Cairns, III.

Jane F. Cairns
Jane F. Cairns

Christopher C. Cairns
Christopher C. Cairns

ACKNOWLEDGMENTS

STATE OF ALABAMA)

SHELBY COUNTY)

I, a Notary Public, hereby certify that Nicholas C. Cairns and wife whose names are signed to the foregoing warranty deed, 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 this 30 day of November, 1982

J. Lee Moore
Notary Public

STATE OF ALABAMA)

SHELBY COUNTY)

I, a Notary Public, hereby certify that Thomas C. Cairns, III., and wife whose names are signed to the foregoing warranty deed, 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 this 30 day of November, 1982

J. Lee Moore
Notary Public

STATE OF ALABAMA)

SHELBY COUNTY)

I, a Notary Public, hereby certify that Christopher C. Cairns whose name 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 executed the same voluntarily on the day the same bears date.

Give under my hand this 30 day of November, 1982.

[Signature]
Notary Public

My commission expires 9/26/84

BOOK 345 PAGE 574

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 MAR -8 PM 12:49

[Signature]
JUDGE OF PROBATE

Deed TAX	15.00
Rec	6.00
Ind	1.00
	<hr/> 22.00