

(Name) James F. Burford, III
(Address) Suite 2900,
300 Vestavia Office Park,
Birmingham, Alabama 35216

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$30,000.00 Equity

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

RANDALL E. THOMPSON and wife, DIANNE W. THOMPSON

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

CLAYTON B. TAYLOR, JR., BRUCE DRAKE ANDREWS, and H. SCOTT GWIN

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

See Exhibit "A" attached hereto and incorporated by reference herein.

Subject To:

1. Taxes for the year 1983 are a lien, but not due and payable until October 1, 1983. Parcel I.D. 58-08-5-15-0-000-004 and 58-08-5-15-000-002. Taxes for 1982 were paid in the amount of \$18.18 and \$226.74, respectively.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 145, Page 15, Deed Book 127, Page 368, and Deed Book 197, Page 353 in the Probate Office.
3. Right of Way granted to Shelby County by instrument recorded in Deed Book 135, Page 156 in Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 80, Page 425 in Probate Office.

The grantees herein expressly assume and agree to pay that certain mortgage from Randall E. Thompson to Donald Walton Acton bearing even date herewith.

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

con't

And ~~X~~ (we) do, for ~~MYSELF~~ (ourselves) and for ~~MY~~ (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will, and ~~XX~~ (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, ~~X~~ (we) have hereunto set ~~MY~~ (our) hand(s) and seal(s) this 17th

day of May, 19 83

(SEAL)

Randall E. Thompson
RANDALL E. THOMPSON

(SEAL)

(SEAL)

Dianne W. Thompson
DIANNE W. THOMPSON

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, **James F. Burford, III**

a Notary Public in and for said County,

in said State, hereby certify that **Randall E. Thompson and wife, Dianne W. Thompson**

whose name(s) 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of

May

1983

Notary Public

EXHIBIT 'A' - DEED FROM THOMPSON TO
TAYLOR, ANDREWS & GWIN

PARCEL I

The North $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 15, Township 19, Range 1 East, lying East of Shelby County Highway 55, said property being a portion of the property described in Deed Volume 125, Page 167, and 168, as recorded in the Office of the Judge of Probate of Shelby County, Alabama. LESS AND EXCEPT the following; Begin at a point where the southerly right-of-way line of the Westover to Sterrett Road intersects the northerly line of Section 15 and run southwesterly along the margin of said right-of-way a distance of 550 feet to the true point of beginning thence run due East a distance of 400 feet; thence run due South a distance of 500 feet; thence run due West 425 feet, more or less, to the east and southerly right-of-way of said road, then run northerly and easterly along said right-of-way line a distance of 500 feet, more or less to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II

A parcel of land located in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 15, Township 19 South, Range 1 East, Shelby County, Alabama; and more particularly described as follows: Beginning at the southeast corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 15, thence North 88° West 903 feet to a point of beginning being the northeast corner of the two-acre tract; thence South 2° West 200 feet to a point; thence North 88° West 435 feet to a point; thence North 2° East 200 feet to a point; thence South 88° East 435 feet to the point of beginning; being situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
JULY 1983 JUN -2 AM 11:33
J. R. G. Saunders, Jr.
JUDGE OF PROBATE

Deed Tax 30.00
Rec. 300
100
3400

BOOK 347 PAGE 540