

This instrument prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-48

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE THOUSAND SIX HUNDRED EIGHTY AND NO/100 (\$5,680.00) DOLLARS

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

James W. Foster, Jr. and Wife, Mary C. Foster

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

Charles W. Springfield and wife, Mary Springfield

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

Said property being described on Exhibit "A" attached hereto and made a part hereof, as fully as if set out herein.

Subject to that certain conveyance of all of the oil, gas, and other minerals and mineral rights of every kind as conveyed from Thomas A. Scott to Jerry F. Colwell in that certain deed recorded in Deed Book 327, page 553, in the Probate Records of Shelby County, Alabama.

Subject to oil, gas and mineral lease executed by Wade Foster to Cities Service Company as recorded in Deed Book 332, page 865 in said Probate Office.

Subject to transmission line permits and road rights-of-ways of record.

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, I have hereunto set my hands(s) and seal(s), this 23<sup>rd</sup> day of June, 1983

(Seal)

James W. Foster, Jr. (Seal)  
(James W. Foster, Jr.)

(Seal)

(Mary C. Foster) (Seal)  
Mary C. Foster

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James W. Foster, Jr. and Wife, Mary C. Foster, 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 23 day of June, A. D., 1983

Mr. Charles W. Springfield  
2730 Lakeland Trail  
Birmingham, Ala. 35243

Conrad M. Foster  
Notary Public.

EXHIBIT "A"

BOOK 348 PAGE 10

PARCEL NO. 1: Commence at the Northwest corner of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$ , Section 11, T-20-S, R-1-W, thence run East along the North line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 878.41 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 73.14 feet; thence turn an angle of 42 deg. 14 min. 50 sec. to the right and run a distance of 683.45 feet to the East right of way line of Shelby County Highway No. 47; thence turn an angle of 71 deg. 14 min. 56 sec. to the left and run along said Hwy. R/W line a distance of 221.00 feet to the point of beginning; thence turn an angle of 88 deg. 05 min. 06 sec. to the left and run a distance of 499.26 feet; thence turn an angle of 90 deg. 25 min. 43 sec. to the right and run a distance of 403.10 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 281.92 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 314.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 213.77 feet to the East right of way line of Shelby County Highway No. 47; thence turn an angle of 87 deg. 10 min. 45 sec. to the right, to the tangent of a right of way curve, and run along said right of way curve (whose Delta Angle is 00 deg. 28 min. 50 sec. to the right, Radius is 1787.22 feet, Tangent is 7.49 feet, Length of Curve is 14.99 feet) to the PT of said curve; thence continue along said Hwy. R/W a distance of 70.44 feet to the point of beginning. Situated in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$ , Sec. 11, T-20-S, R-1-W, Shelby County, and containing 3.02 acres.

*Mc 4*  
*J. H. S.*

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

1983 JUN 23 PM 2:41

*Thomas A. Lawrence, Jr.*  
CLERK OF PROBATE

Deed TAX	6.00
Rec	3.00
Ind	1.00
	<hr/> 10.00