

This instrument prepared by  
(Name) S. W. Smyer, Jr.  
(Address) 2118 First Avenue North; Birmingham, Alabama 35203  
Form 1-1-27 Rev. 1-55  
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Dollars and other valuable consideration and the conveyance of property by grantee herein to grantor herein

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Hugh Lee Edge and wife Anne Edge and Ronald C. McCoy and wife Peggy Miller McCoy

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Birmingham Realty Company, a corporation

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

From the SE corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 36, Township 18, South, Range 2 West, run west along the south boundary of said  $\frac{1}{4}$  a distance of 211.94 feet to the point of beginning; thence continue in a straight line a distance of 447.71 feet; thence right 87 degrees 56 minutes a distance of 972.21 feet; thence right 91 degrees 58 minutes 30 seconds a distance of 447.98 feet; thence, right 88 degrees 58 minutes 30 seconds a distance of 972.93 feet to the point of beginning.

Further Grantors grant unto Grantee, its successors and assigns an easement for ingress and egress from the property conveyed hereunder unto a road which is known as Old County Road 382. The easement is more particularly described as: From the SE corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , Section 36, Township 18 South, Range 2 West, run west along the south boundary of said  $\frac{1}{4}$  a distance of 105.88 feet to the Point of beginning; thence, continue in a straight line a distance of 106.06 feet; thence, right 87 degrees 56 minutes a distance of 60 feet; thence, right 92 degrees 04 minutes a distance of 130.91 feet; thence, right 112 degrees 30 minutes a distance of 64.94 feet to the point of beginning.

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 17th day of June, 1983

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

1983 JUN 23 AM 9:57

(Seal)

1983 JUN 23 AM 9:57

(Seal)

1983 JUN 23 AM 9:57

(Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

Deed TAX 178.00  
Rec 2.50  
Ind 1.00  
-178.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hugh Lee Edge and wife Anne Edge and Ronald C. McCoy and wife Peggy Miller McCoy whose names 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 17th day of June, A. D. 1983

BIRMINGHAM REALTY COMPANY

2118 FIRST AVENUE NORTH

BIRMINGHAM, ALABAMA 35203

Paula Hunter  
Notary Public.  
My Commission expires 8/18/86