

This instrument was prepared by

(Name) Daniel M. Spitler, Attorney

This Form furnished by:

(Address) 108 Chandalar Drive
Pelham, Alabama 35124

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 TWELVE THOUSAND FIVE HUNDRED AND NO/100 (\$12,500.00) Dollars

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

Nora Arthur

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

Lewis R. Windham, II

(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 and incorporated herein for legal description.
See Exhibit "B" attached and incorporated herein for survey of property.
There is excepted from the warranty provision of this deed, property lying North and East of the fence line shown on the survey attached as Exhibit "B". Said property lying North and East of said fence is included in this deed for every purpose except that Grantor makes no warranty on said property.

Subject to easements and restrictions of record.

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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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 15th day of May, 1984

Nora Arthur

(SEAL)

NORA ARTHUR

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, the undersigned
in said State, hereby certify that Nora Arthur

a Notary Public in and for said County.

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

Given under my hand and official seal this 15th day of May, A.D. 1984

[Signature]

Notary Public

EXHIBIT "A"

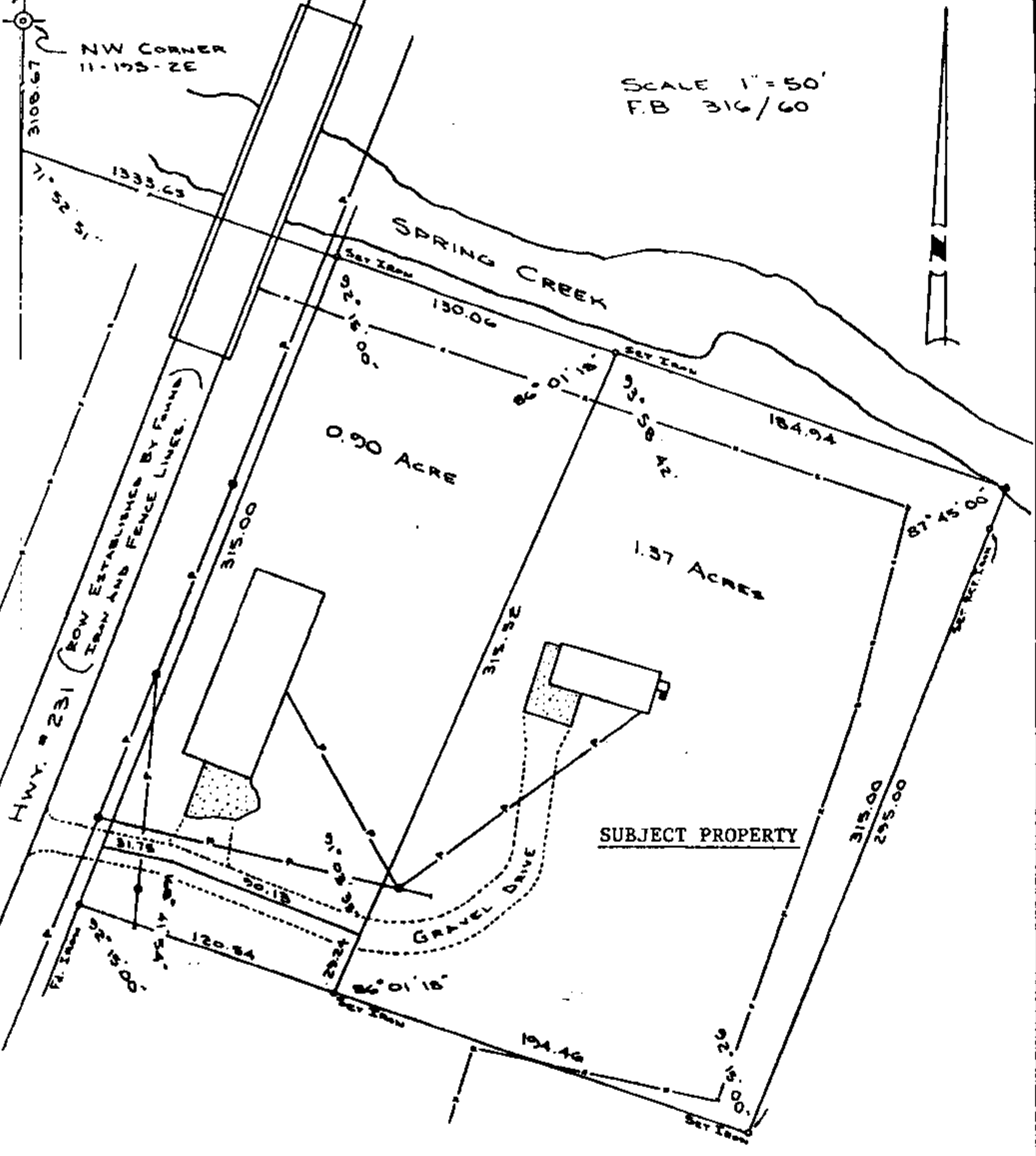
A parcel of land located in the SW 1/4 of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said Section 11; thence run South along the West line of said Section a distance of 3108.67 feet; thence turn left 71 deg. 52 min. 51 sec. a distance of 1463.71 feet to the point of beginning; said point being on the Southerly side of Spring Creek; thence continue last course along said Creek a distance of 184.94 feet; thence turn right 92 deg. 15 min. 00 sec. a distance of 315.00 feet; thence turn right 87 deg. 45 min. 00 sec. a distance of 194.46 feet; thence turn right 93 deg. 58 min. 42 sec. a distance of 315.52 feet to the point of beginning.

Also an easement 20 feet wide for the purpose of ingress, egress and utilities, between the above described property and Highway #231, 15 feet on each side of the following described centerline; Commence at the Southwest corner of the above described parcel; thence Northeasterly along the Westerly line of said parcel a distance of 29.24 feet to the point of beginning of said centerline; thence turn left 91 deg. 03 min. 35 sec. a distance of 90.13 feet; thence turn left 11 deg. 18 min. 06 sec. a distance of 31.75 feet to the Easterly right of way of Highway #231; being situated in Shelby County, Alabama.

SCALE 1" = 50'
F.B. 316/60



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STATE OF ALABAMA
SHELBY COUNTY

I, Johnye Horton, a Registered Land Surveyor, do hereby certify that this is a true and correct map or plat of a part of the S $\frac{1}{4}$ of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama.

LEGAL DESCRIPTIONS ON BACK.

According to my survey this 10th day of May, 1984.

Johnye Horton
JOHNYE HORTON RLS #12496

DEED REFERENCE: Deed Book 367/Page 147

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

1984 MAY 21 AM 8:56

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

Deed tax - 12.50
 4.50
 1.00

 18.00