

Grantee's Address: 1300 7th Ave. No., Birmingham, Alabama 35202

150,000.00

THIS INSTRUMENT PREPARED BY: 709

JOHN T. BLACK
BLACK AND MORGAN, ATTORNEYS AT LAW
3432 Independence Drive
Birmingham, Alabama 35209

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of Fifteen Thousand Dollars (\$15,000.00) and the execution of that certain mortgage described herein, to the undersigned Grantors, Larry Bunn and wife, Evelyn Ann Bunn, in hand paid by Post Welding Supply Company, the receipt and sufficiency of which is acknowledged by the said Grantors, the said Larry Bunn and wife, Evelyn Ann Bunn, do grant, bargain, sell and convey unto the said Post Welding Supply Company, the following described real estate, together with all improvements thereon, situated in Shelby County, Alabama, to-wit:

Parcel 5, according to the map and plat of Whispering Pines Farms as recorded in Map Book 8, Page 125, in the office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

A parcel of land containing 30.20 acres, more or less, located in the NW-1/4 of the SE-1/4 and the NE-1/4 of the SW-1/4, Section 12, Township 21 South, Range 5 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said NW-1/4 of the SE-1/4 and run North 86 degrees 58 minutes East along the North boundary of said 1/4-1/4 section 644.81 feet to a property line fence; thence run South 02 degrees 19 minutes West along said fence 1170.26 feet to a point on the North right of way of Shelby County Highway No. 13; thence run North 85 degrees 38 minutes West along said highway right of way 1151.34 feet; thence run North 03 degrees 15 minutes West 1017.19 feet to a point on the North boundary of said NE-1/4 of the SW-1/4; thence run North 86 degrees 58 minutes East along said boundary 609.96 feet to the point of beginning. In the event of any discrepancy in this metes and bounds description and the description as shown in the plat as recorded in Map Book 8, Page 125, in the office of the Judge of Probate of Shelby County, Alabama, then in such event the terms of this metes and bounds description shall control.

Parcel 8, according to the map and plat of Whispering Pines Farms as recorded in Map Book 8, Page 125, in the office of the Judge of Probate of Shelby County, Alabama, more particularly described as:

A parcel of land containing 39.21 acres, more or less, located in the SE-1/4 of the SW-1/4, NE-1/4 of the SW-1/4, NW-1/4 of the SE-1/4 and the SW-1/4 of the SE-1/4 of Section 12, Township 21 South, Range 5 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said SW-1/4 of the SE-1/4 and run South 86 degrees 59 minutes West along the South boundary of said Section 12, 931.81 feet to the point of beginning of this description; thence continue on the same line 1173.35 feet to a point on a property line fence; thence run North 06 degrees 48 minutes West along said fence 1593.62 feet to the intersection of the South boundary of Shelby County Highway No. 13; thence run South 85 degrees 38 minutes East along said highway right of way 1053.99 feet to a point on a property line fence; thence run South 12 degrees 07 minutes

33 seconds East along said fence 1473.32 feet to the point of beginning. In the event of any discrepancy in this metes and bounds description and the description as shown in the plat as recorded in Map Book 8, Page 125, in the office of the Judge of Probate of Shelby County, Alabama, then in such event the terms of this metes and bounds description shall control.

This conveyance is subject to that certain Purchase Money Mortgage executed simultaneously herewith by Post Welding Supply Company.

This conveyance is made subject to:

(1) Title to all mineral and mining rights together with all rights incident thereto.

(2) Oil, gas and mineral lease dated 6/5/81 in favor of Jack E. Klinger, recorded in Book 339, Page 543, and assigned to Sohio Petroleum Company in Miscellaneous Book 50, Page 507, Shelby County, Alabama and recorded in Deed Book 113, Page 189, Bibb County, Alabama.

(3) Right of way in favor of Shelby County, Alabama recorded in Deed Book 221, Page 403.

To have and to hold the above described property unto the Grantee, his, her or their assigns forever, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, its heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 14th day of November, 1984.

WITNESS John T. Black

Larry Bunn
LARRY BUNN

WITNESS John T. Black

Evelyn Ann Bunn
EVELYN ANN BUNN

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Larry Bunn and wife, Evelyn Ann Bunn, 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 14th day of November, 1984.

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

1984 NOV 15 AM 10:05

John J. Ferguson
Notary Public

My Commission Expires

July 15, 1985

Thomas C. Ferguson
NOTARY PUBLIC

Deed tax \$150.00
Rec. 5.00
7.00
156.00

