

(Name) A. Brand Walton 1502

(Address) 1600 Bank for Savings Building, Birmingham, Alabama 35203

Form 1-1-4 Rev. 4-78

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand One Hundred Twenty-three and 20/100 DOLLARS, (\$3,123.20)

to the undersigned grantor, Osborn Enterprises, Inc. a corporation,
in hand paid by John P.K. Featheringill and his wife, Deni P. Featheringill,
4458 Briarglen Drive, Birmingham, Alabama 35243

the receipt of which is hereby acknowledged, the said Osborn Enterprises, Inc., 3 Office Park
Circle, Suite 115, Birmingham, Alabama 35223

does by these presents, grant, bargain, sell and convey unto the said John P.K. Featheringill
and his wife, Deni P. Featheringill

the following described real estate, situated in Shelby County, Alabama:

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

LIBER 035 PAGE 774

TO HAVE AND TO HOLD, To the said John P.K. Featheringill and his wife,
Deni P. Featheringill,
heirs and assigns forever.

And said Osborn Enterprises, Inc. does for itself, its successors
and assigns, covenant with said John P. K. Featheringill and his wife, Deni P. Featheringill,

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and
that it will, and its successors and assigns shall, warrant and defend the same to the said

John P.K. Featheringill and his wife, Deni P. Featheringill
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Osborn Enterprises, Inc. by its

President, Gary S. Osborn, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 9th day of July, 1985.

ATTEST:

Mildred H. Osborn
Secretary

OSBORN ENTERPRISES, INC.
By Gary S. Osborn
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, A. Brand Walton, a Notary Public in and for said County, in
said State, hereby certify that Gary S. Osborn
whose name as President of Osborn Enterprises, Inc.
a corporation, 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, he, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 9th day of July

Jeff. Title

A. Brand Walton
Notary Public

EXHIBIT "A"

Part of Lot 7, Mountain Ridge Estate First Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in map book 7, page 100, being more particularly described as follows:

Beginning at the northwest corner of said Lot 7, run in a northeasterly direction along the common line of said Lot 7 and Lot 6 of said subdivision for a distance of 276.99 feet to the most northerly corner of said Lot 7; thence turn an angle to the right of 125°31'30" and run in a southerly direction for a distance of 72.96 feet; thence turn an angle to the right of 108°19'19" and run in a northwesterly direction for a distance of 48.77 feet; thence turn an angle to the left of 53°50'49" and run in a southwesterly direction for a distance of 210.00 feet to a point on the curved east right-of-way line of Mountain Ridge Circle; thence turn an angle to the right and run in a northerly direction along the arc of said curved east right-of-way line for a distance of 20.58 feet to the point of beginning, containing 0.16 acres, more or less.

SUBJECT TO:

(1) Easements and building line as shown on recorded map; (2) Restrictions appearing of record in Misc. Book 28, Page 232; and Misc. Book 28, Page 277; (3) Agreement with Alabama Power Company, recorded in Misc. Book 28, Page 272; (4) Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 316, Page 470; and (5) Taxes for 1985, a lien but not yet due and payable.

Not included in this conveyance is

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, as recorded in Deed Book 5, Page 353.

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

1985 JUL 29 PM 4:16

Thomas A. Shandling, Jr.
JUDGE OF PROBATE

RECORDING FEES	
Mortgage Tax	\$
Deed Tax	<u>3.50</u>
Mineral Tax	
Recording Fee	<u>5.00</u>
Index Fee	<u>1.00</u>
TOTAL	<u>\$ 9.50</u>