

This instrument was prepared by Conwill & Justice, P.C.
Attorneys at Law, P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollars, and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, THOMAS EDWARD ADAIR, MARGARET DAVIS, LAURA PAYNE, ROY ADAIR, GEORGE ADAIR, CHARLES ADAIR and BILL ADAIR, JR., (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto ROY D. ADAIR (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

A certain tract or parcel of land containing 20 acres, more or less, lying and being in the NW $\frac{1}{4}$ of Section 30, Township 19, Range 2 East and being more particularly described as follows: Beginning at the Northwest corner which is the Section corner of Sections 24, 19, 30, and 25, and which is located by a concrete monument so marked; thence North 86 deg. 34 min. East along the section line a distance of 1601.9 feet to the intersection of the section line and the West right-of-way line of Highway No. 91; said intersection being marked with an iron pin; thence South 10 deg. 14 min. East along the West right-of-way line of Highway No. 91 a distance of 197.4 feet to a concrete monument bearing the inscription of P.S.T. 506 plus 92.2; thence along the West right-of-way line of Highway No. 91 in a Southeasterly direction which is a 4 deg. curve, an arc distance 338.1 feet and a long chord which bears 13 deg. 12 min. East 337.1 feet to an iron pin; thence South 86 deg. 34 min. West a distance of 1671.8 feet to the intersection of the West boundary line of Section 30, said intersection being marked with an iron pin; thence North 2 deg. 40 min. West along the boundary line of Sections 30 and 25 a distance of 527.5 feet to the point of beginning, the bearings in this description all being true bearings and oriented from the centerline of Highway No. 91.

LESS AND EXCEPT THE FOLLOWING PARCELS:

A part of the N $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 East; more particularly described as: Beginning at the NW corner of Section 30, Township 19, Range 2 East and run North 86 deg. 34 min. East along the North line of said Section a distance of 1001.9 feet; thence South 200 feet to the point of beginning; thence SW 100 feet; thence SE 150 feet; thence NE 100 feet; thence 150 feet NW to point of beginning.

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HOLLIMAN & TUCKER
ATTORNEYS AT LAW
1810 FOURTH AVENUE NORTH
BESSEMER, ALABAMA 35020

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ALSO, commence at the NW corner of Section 30, Township 19 South, Range 2 East; thence Southerly along the West line of said Section 30, 527.50 feet to a point; thence North 86 deg. 34 min. East 1,471.80 feet to the point of beginning of the property being described; thence continue along last described course 200.0 feet to a point on the West right-of-way line of "Old U. S. Highway Number 280"; thence 96 deg. 47 min. 20 sec. left to chord 100.0 feet to a point on the same West right-of-way line of said highway; thence 83 deg. 12 min. 40 sec. left from Chord and Westerly 200.0 feet to a point; thence 96 deg. 47 min. 20 sec. left and Southeasterly 100.0 feet to the point of beginning. Together with that certain easement for egress and ingress described as follows: An easement for egress and ingress 20 feet in width, being 10 feet on each side of the line hereinafter described: Commence at the NW corner of Section 30, Township 19 South, Range 2 East; thence South along the West line of said Section 30, 527.50 feet to a point; thence North 86 deg. 34 min. East 1,671.80 feet to a point on the West right-of-way line of "Old Highway Number 280"; thence Northerly along said West right-of-way of said highway 475 feet, more or less, to a point which is the center of an existing dirt road leading to the residence of the original grantors and the point of beginning of the easement centerline herewith described; thence 135 deg. 0 min. left and Southwesterly 380.0 feet to the North line of the property described above and the end of easement centerline. Said easement described in Real Volume 272, Page 366, in the Office of the Judge of Probate of Shelby County, Alabama.

ALSO, one-half acre of land in the NW $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 East described as follows: Commence at the Northwest corner of said Section 30; thence run East along the North Section line a distance of 1601.9 feet to an iron pin on the Westerly R.O.W. of old U. S. Highway 280; thence run South 7 deg. East along said R.O.W. a distance of 90.9 feet; thence turn right 97 deg. and run Westerly a distance of 265.0 feet to a point on the South side of a chert drive and the point of beginning; thence continue last course a distance of 150.0 feet; thence turn left 90 deg. and run Southerly 150.0 feet; thence turn left 90 deg. and run Easterly 150.0 feet; thence turn left 90 deg. and run Northerly 150.0 feet to the point of beginning.

ALSO, a right-of-way 30 feet wide for Ingress and Egress and Utilities, the center line of which is described as follows:

Commence at the Northwest corner of Section 30, Township 19 South, Range 2 East; thence run East along the North Section Line a distance of 1601.9 feet to the Westerly R.O.W. of old Highway 280; thence run South 7 deg. East along said R.O.W. a distance of 90.9 feet to the Center Line of an existing chert drive and the Point of Beginning of said Center Line; thence turn right 100 deg. 14 min. and run Westerly along said chert drive a distance 265 feet; thence turn left 03 deg. 14 min. and run Westerly along said chert drive a distance of 105 feet to the end of said Center Line.

NOTE: Bill Adair, Jr. and William R. Adair, Jr. are one and the same person. Charles Adair and Charles R. Adair are one and the same person.

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The above mentioned grantors and grantee constitute the remaining heirs at law and next of kin of W.D. Adair, deceased, who died on or about Dec. 7, 1981. The grantor, Bill Adair, Jr., was the only child of William Reid Adair, deceased, who died on or about April 13, 1981, and was the son of W.D. Adair.

The above described property is not the homestead of the grantors.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 16th day of August, 1985.

Thomas Edward Adair
Thomas Edward Adair

Margaret Davis
Margaret Davis

Laura Payne
Laura Payne

George Adair
George Adair

Charles R. Adair
Charles Adair

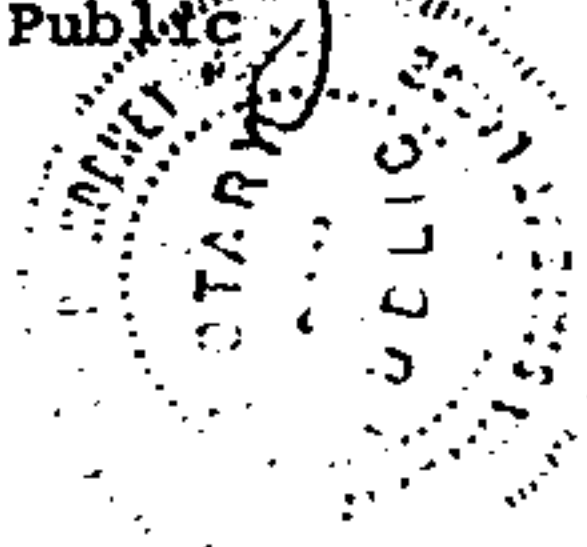
William R. Adair, Jr.
Bill Adair, Jr.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas Edward Adair, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, 1985.

Eva D. Mooney
Notary Public



STATE OF ALABAMA)
COUNTY OF Shelby)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Margaret Davis

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 August, 19 85.

Judy R. Davis
Notary Public

My Commission Expires: 7-6-86

STATE OF ALABAMA)
COUNTY OF Shelby)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Laura Payne

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 16th day of August, 19 85.

Judy R. Davis
Notary Public

My Commission Expires: 7-6-86

STATE OF ALABAMA)
COUNTY OF Shelby)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that George Adair

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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, 19 85.

Judy R. Davis
Notary Public

My Commission Expires: 7-6-86

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STATE OF ALABAMA)
COUNTY OF SHELBY)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles Adair

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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, 19 85.

Judy R. Adair
Notary Public

My Commission Expires: 7/6/86

STATE OF ALABAMA)
COUNTY OF SHELBY)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bill Adair, Jr.

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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, 19 85.

Eva D. Moore
Notary Public

My Commission expires: 11/28/85

STATE OF _____)
COUNTY OF _____)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that _____

whose name(s) _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 19 _____.

Notary Public

My Commission expires: _____

STATE OF ALABAMA
COUNTY OF SHELBY
INSTRUMENT NO. _____

1985 AUG 29 PM 3:25

Rebecca Adair
JUL 2 1985

RECORDING FEES

Mortgage Tax	\$ _____
Deed Tax	<u>1.00</u>
Mineral Tax	_____
Recording Fee	<u>12.50</u>
Index Fee	<u>5.00</u>
TOTAL	<u>18.50</u>