

This instrument was prepared by

(Name) J. Mark Baggett

(Address) 1822 Lake Ridge Road, Birmingham, AL 35216

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 (\$10.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Luvenia S. Ford, a widow

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

Hudson D. Baggett and wife, June S. Baggett

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

SURFACE RIGHTS ONLY.

Lot 1, according to the Survey of The Ford Subdivision, as recorded in Map Book 9, Page 20, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of the Northeast quarter of the Southeast quarter of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama, thence run Northerly along the West line of said quarter-quarter 285.88' to a point on the East right of way line of Shelby County Highway 119; thence turn an angle of 29° 40' Right and run Northeasterly along said right of way line 114.59' to the point of beginning of the property being described; thence turn an angle of 0°-12'-37" Right and continue Northeasterly along right of way chord of a slight curve to the right a chord distance of 310.77' to a point; thence turn an angle of 86°-57' right from chord and run East-Southeasterly a distance of 279.28' to a point; thence turn an angle of 90°-00' Right and run Southwesterly a distance of 156.27' to a point; thence turn an angle of 62°-32'-45" Right and run Westerly 333.61' to the point of beginning, containing 1.53 acres.

Luvenia S. Ford is the surviving grantee in that certain deed recorded in Deed Book 142, Page 609 in Shelby County, Alabama; the other grantee therein, George M. Ford, having died on or about the 23rd day of June, 1978.

This deed subject to following restrictions:

1. Oil and gas lease to Atlantic Richfield Company in Deed Book 346, Page 368.
2. Easements to Alabama Power Company in Deed Volume 124, Page 571; Deed Volume 134, Page 552 and Deed Volume 166, Page 418.

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, I have hereunto set my hands(s) and seal(s), this 18th day of December, 1985.

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

1985 DEC 19 AM 10:59

JUDGE OF PROBATE

Luvenia S. Ford (Seal)
Luvenia S. Ford

General Acknowledgment

STATE OF ALABAMA

SHELBY

COUNTY

I, Frances L. Smith, a Notary Public in and for said County, in said State, hereby certify that Luvenia S. Ford, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of December, A. D., 1985.

1822 Lake Ridge Rd
Birmingham, AL 35216

Frances L. Smith
Public.