

SEND TAX NOTICE TO:

Name: Judith L. Pritchett

Address: 930 County Road 45
Sterrett, Al. 35147

This instrument was prepared by:
Mike T. Atchison, Attorney at Law
Post Office Box 822, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ELEVEN THOUSAND, FOUR HUNDRED AND NO/100-----Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, THOMAS M. POE, JR., a married man, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto JUDITH L. PRITCHETT, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL A:

All that part of the NE 1/4 of the SW 1/4, Section 23, Township 18 South, Range 1 East, Shelby County, Alabama, lying South and East of dirt road.

PARCEL B:

Begin at the SE corner of the NW 1/4 of the SE 1/4 of Section 23, Township 18 South, Range 1 East; thence run West along the South line thereof for a distance of 1347.97 feet to the Southwest corner; thence turn right 90 deg. 55' 57" and run North along the West line thereof for a distance of 259.20 feet; thence right 60 deg. 14' 01" for a distance of 158.04 feet; thence left 23 deg. 07' 52" for a distance of 11.05 feet; thence right 54 deg. 35' 14" for a distance of 1201.33 feet to the East line thereof; thence right 87 deg. 38' for a distance of 288.13 feet to the point of beginning.

According to survey of Karl Hager, Reg. L.S. # 11848, dated 13th August, 1985.

SUBJECT TO:

Taxes for 1986 and subsequent years.

LESS AND EXCEPT, however, that certain reservation to Champion International Corporation, as shown in Real Record 034, Page 530, to-wit:

"All the oil, gas, coal, iron ore, limestone, sulphur and all other minerals in or under said lands, together with the right to mine and remove the same (but not the right to strip mine), including the lessor's interest under that certain oil and Gas lease between Champion International Corporation and The Louisiana Land and Exploration Company, dated as of August 1, 1981, except those rights under said oil and gas lease relating to the surface of said real estate and the right to be reimbursed for damages thereto which rights are hereby assigned to the Grantee.

Oil and Gas Lease to The Louisiana Land & Exploration Company.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

Also subject to conditions and exceptions as set forth in Volume 249, Page 9; Volume 265, Page 334; and Volume 266, Page 459, as recorded in Probate Office of Shelby County, Alabama.

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

Mitchell Brothers Contractors
1052 Forestdale Blvd.
Bham Al. 35214

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IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27th day of November, 1985.

Thomas M. Poe, Jr.
THOMAS M. POE, JR.

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas M. Poe, a married man, 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 27th day of Nov., 1985.

Mary Wells
NOTARY PUBLIC

My commission expires 3/22/88

RECORDING FEES

Mortgage Tax	\$ <u>11.50</u>
Deed Tax	<u>5.00</u>
Mineral Tax	<u>1.00</u>
Recording Fee	<u>1.00</u>
Index Fee	<u>1.00</u>
TOTAL	<u>17.50</u>

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

1986 JAN 14 AM 9:48

Thomas A. Harrison, Jr.
JUDGE OF PROBATE

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