

This instrument was prepared by

(Name) Courtney H. Mason, Jr.
 PO Box 360187
 (Address) Birmingham, AL 35236-0187

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five hundred & 00/100ths (\$500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Jesse E. Boze, a single man

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

Thomas M. Lester, a married man

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

See Exhibit "A" for legal description.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Grantees' Address: Route 7, Box 200, Charlottesville, VA 22901

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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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 2ND
day of July, 1986.

(SEAL)

Jesse E. Boze
 Jesse E. Boze

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that

SHIRLEY M. KEYDOSZIUS
 Jesse E. Boze, a single man

a Notary Public in and for said County.

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 2ND day of July, A.D. 1986.

PARCEL I

Commence at the Southeast corner of the Southwest quarter of the Southwest quarter of Section 2, Township 20 South, Range 1 West and run North along the East line of said quarter-quarter approx. 871.68 feet to a point on the East line being the point of beginning of the parcel of land herein described; thence continue North along last named course 180 feet to a point on the Northwestern right of way line of a 50 foot Plantation Gas Pipeline right of way; thence left and run Southwesterly along said Northwestern right of way line 483.98 feet; thence right and run in a Northeasterly direction to the East line being the point of beginning.

PARCEL II

Part of the SW 1/4 of SW 1/4 of Section 2, Township 20 South, Range 1 West, situated in Shelby County, Alabama, described as follows: Commence at the Southeast corner of the SW 1/4 of the SW 1/4, Section 2, Township 20 South, Range 1 West and run North along the East line of said 1/4 1/4 section, 46.0 feet to the point of beginning; thence an angle to the left of 65 deg. 00 min. and run in a Northwesterly direction 942.07 feet to the southeasterly right of way of Chelsea to Columbiana Road; thence to the right (along the arc of a curve to the right having a radius of 1100 feet) and run in a northeasterly direction along said right of way 51.1 feet to the point of tangent of said curve; thence continue along said southeasterly right of way in a northeasterly direction 234.15 feet to the point of a curve to the left having a radius of 2,000.0 feet; thence continue along said curve 255.50 feet; thence to the right in a southeasterly direction 755.35 feet to a point on the east line of said 1/4 1/4 section; thence an angle to the right of 37 deg. 50 min. and run south along east line 175.5 feet to the point of beginning.

ALSO: Commence at the southeast corner of the SW 1/4 of the SW 1/4 and run North along the East line of said 1/4 1/4 section 221 feet to the point of beginning; thence an angle to the left of 37 deg. 50 min. and run in a northwesterly direction 755.35 feet to a point on the southeasterly right of way of Chelsea to Columbiana Road; thence to the right and run (along the arc of a curve to the left having a radius of 2,000.0 feet) northeasterly 190.14 feet to point of tangent of said curve; thence continue along tangent in a northeasterly direction 425.39 feet to a point on the intersection of the north line of said 1/4 1/4 section; thence an angle to the right of 54 deg. 03 min. and run east along the north line of said 1/4 1/4 section 100.10 feet; thence an angle to the right of 90 deg. 36 min. and run south 1094.62 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING PARCEL:

Commence at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 2, Township 20 South, Range 1 West and run North along the East line of said quarter-quarter 1091.68 feet to a point on the Northwestern right of way line of a 50 foot Plantation Gas Pipeline right of way, said point being the point of beginning of the parcel of land herein described; thence continue north along last named course 224.44 feet to the Northeast corner of said 1/4 1/4; thence left 90 deg. 36 min. and run West along the North line of said 1/4 1/4 100.09 feet to a point on the Southeasterly right of way line of Shelby County Road No. 47; thence left 54 deg. 03 min. and run Southwesterly along said Southeasterly right of way 425.39 feet to a point of curve to the right having a radius of 2000 feet and an interior angle of 3 deg. 47 min. 43 sec.; thence continue Southwesterly along said curve to the right 132.48 feet to a point of intersection with the Northwest right of way of Plantation Gas Pipeline right of way; thence left 57 deg. 23 min. 09 sec. and run Northeasterly along said Northwestern right of way line 483.98 feet to the point of beginning.

All being situated in Shelby County, Alabama.

1. Deed Tax	\$ 50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	6.50

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

1986 JUL 10 AM 9:34

JUDGE OF PROBATE