

(Name) James F. Burford, III  
Attorney at Law  
(Address) Suite 200  
100 Vestavia Office Park  
Birmingham, AL 35216

This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Road  
P. O. Box 689  
Palham, Alabama 35124

Policy Issuing Agent for  
SafeCo Title Insurance Co  
TELEPHONE: 988-5600



WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventeen Thousand and No/100 Dollars (\$17,000.00)

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

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto John C. Hearn, an undivided  
1/2 interest; James F. Burford, III, an undivided 1/4 interest; and Randall H. Goggans, an  
undivided 1/4 interest.

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

See Exhibit "A" attached hereto and incorporated by reference herein for legal description.

SUBJECT TO: (1) Taxes for the year 1986 and thereafter. (2) Transmission Line Permit to  
Alabama Power Company as recorded in Deed Book 127, Page 374 and 378, Deed Book 142, Page 249  
and Deed Book 232, Page 713 in Probate Office. (3) Easement to Plantation Pipe Line as  
recorded in Deed Book 112, Page 328, Deed Book 252, Page 603, and Deed Book 307, Page 416 in  
Probate Office. (4) Title to all minerals within and underlying the premises, together with  
all mining rights and other rights, privileges and immunities relating thereto, including  
rights conveyed in deed to Ruth Purvis Worrell -- the tax records show she is also presently  
assessing said property in Probate Office. (5) Condemnation for Highway to State of Alabama  
as set out in Lis Pendens 5, Page 229 for I-65.

This is a corrective deed correcting that certain deed recorded in Book 028, Page 79,  
Office of the Judge of Probate, Shelby County, Alabama.

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 (ours) 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 en-  
cumbrances, 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 11th  
day of July, 1986.

(SEAL)

*D. Stephen Watkins*  
D. Stephen Watkins

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, Amy D. Vines

a Notary Public in and for said County,

in said State, hereby certify that D. Stephen Watkins, unmarried

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

Given under my hand and official seal this 11th day of July, A.D. 1986

NOTARY  
PUBLIC

*Amy D. Vines*  
Amy D. Vines  
Notary Public

# EXHIBIT A

A parcel of land situated in the Southeast 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4 section, thence in a Westerly direction, along the South line of said Section, a distance of 999.76 feet, thence 102 deg. 44 min. right, in a Northeasterly direction, a distance of 288.0 feet, thence 14 deg. 13 min. right, in a Northeasterly direction, along the Northwestern right of way line of Shelby County Highway 361, a distance of 358.44 feet to the point of beginning; thence continue along last described course a distance of 217.84 feet; thence 91 deg. 45 min. left, in a Northwesternly direction, a distance of 149.15 feet to a point on the Southeasterly right of way line of Interstate Highway 65, said point being on a curve to the left, said curve having a radius of 5854.58 feet and a central angle of 2 deg. 37 min. 25 sec. thence 96 deg. 46 min. 19 sec. left, measured to chord of said curve, thence along arc of said curve, in a Southwesterly direction, along said right of way a distance of 268.09 feet, thence 106 deg. 49 min. 41 sec. left, measured from chord of said curve, in a Southeasterly direction, a distance of 121.01 feet to the point of beginning; being situated in Shelby County, Alabama.

BOOK 106 PAGE 663

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

1986 DEC 29 AM 9:40

*Thomas A. Snowden Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>corrected</u>
2. Mtg. Tax	<u>          </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.00</u>