

HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-three Thousand Five Hundred and no/100-----Dollars
(\$63,500.00)

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

Ann E. Cardwell, a widow

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

Shelby County Newspapers, Inc.

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

A parcel of land located in Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the intersection of the North line of East College Street with the East right of way of North Main Street in Columbiana, Alabama; thence run North along the East line of North Main Street for 330.67 feet to the point of beginning; thence continue last described course for 104.0 feet; thence turn an angle of 86 deg. 00 min. to the right, run 237 feet; thence an angle of 94 deg. 00 min. to the right, run 104.00 feet; thence an angle of 86 deg. 00 min. to the right, run 237.00 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO OUTSTANDING LEASE TO SOUTH CENTRAL BELL TELEPHONE COMPANY.

GRANTEE'S ADDRESS:

Main Street
Columbiana, Alabama 35051

*The purchase price recited above was paid from a mortgage executed simultaneously herewith.

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

1987 APR 21 PM 2:52

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ ---
2. Mtg. Tax ---
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 350

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 21st
day of April, 1987

(SEAL)

Ann E. Cardwell (SEAL)
Ann E. Cardwell

(SEAL)

(SEAL)

STATE OF Alabama

Shelby COUNTY

General Acknowledgment

I, the undersigned,

a Notary Public in and for said County,

in said State, hereby certify that Ann E. Cardwell

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 21st day of April, A.D. 19 87

Harrison + Justice, P.C.

William R. Justice
Notary Public