

This instrument was prepared by:
(Name) Daniel M. Spitler
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) C & R Construction
(Address) P.O. Box 9
PELHAM, AL 35124

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETEEN THOUSAND FIVE HUNDRED AND NO/100 (\$19,500.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
WILLIAM B. HAYDEN and wife, DONNA B. HAYDEN

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
CECIL RIGGINS and HAROLD CONNELL d/b/a C & R CONSTRUCTION

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

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 16 and go South 89 deg. 33 min. 32 sec. West along the North boundary of said 1/4 1/4 Section 698.11 feet to the point of beginning; thence continue South 89 deg. 33 min. 32 sec. West for 217.00 feet; thence South 8 deg. 49 min. 00 sec. West for 648.61 feet to the North boundary of Big Oak Drive; thence North 88 deg. 51 min. 40 sec. East along said North boundary 195.00 feet; thence North 10 deg. 46 min. 00 sec. East for 650.18 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: Front and back setback lines as shown by instrument recorded in Real 46 page 169 and Real 57 page 473 in Probate Office of Shelby County, Alabama.

Restrictions, covenants and conditions as set out in instrument recorded in Real Volume 46 Page 169 and Real 57 page 473 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 142 Page 45; Deed Book 119 Page 456; Deed Book 105 Page 252 and Deed Book 102 Page 256 in Probate Office of Shelby County, Alabama.

Right-of-Way granted to City of Alabaster by instrument recorded in Deed Book 57 Page 471 in Probate Office of Shelby County, Alabama.

Right-of-Way granted to Cahaba Coal Mining Company by instrument recorded in Deed Book 12 Page 302 in Probate Office of Shelby County, Alabama.

Subject to restrictions and conditions as to right of way and timber as shown by instrument recorded in Real 21 Page 302 in Probate Office of Shelby County, Alabama.

Easement to South Central Bell as shown by instrument recorded in Real 52 page 994 in Probate Office of 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 (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 30th
day of June, 19 87

BOOK 139 PAGE 805
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 JUL -9 PM 2:16
JUDGE OF PROBATE
Deed Tax 19.50
Rec 2.50
1.00
23.00

William B. Hayden (Seal)
William B. Hayden
Donna B. Hayden (Seal)
Donna B. Hayden

STATE OF ALABAMA
SHELBY

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County,
in said State, hereby certify that William B. Hayden and wife, Donna B. Hayden

whose name(s) are signed to the foregoing conveyance, and who are is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of June, 19 87

SHARON J. BERRY
P.O. BOX 633
PELHAM, AL 35080

Sharon J. Berry
Notary Public
Commission Expires September 16, 1987