

This instrument was prepared by

964

(Name) Drayton N. James

(Address) 817 Frank Nelson Building, Birmingham, Alabama 35203

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three hundred forty thousand dollars (\$340,000.00)

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

Truman A. Thomas, III

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

Charles Saunders, Alan J. Swindall and Olin Dabbs

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

Begin at the Northwest corner of the South half of the Southeast Quarter of the Northwest Quarter, Section 29, Township 18 South, Range 1 East, thence proceed in a southerly direction along the west boundary of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter, Section 29, Township 18 South, Range 1 East, for a distance of 1,900.15 feet to a point being the Southwest corner of said Northeast Quarter of Southwest Quarter; thence turn an angle of 89 degrees 57 minutes 42 seconds to the left and proceed along the south boundary of said Northeast Quarter of Southwest Quarter for a distance of 567.87 feet to a point; being a point on the Northwest right of way line of County Highway 43; thence turn an angle of 27 degrees 26 minutes 06 seconds to the left and proceed along said right of way for a distance of 758.36 feet to a point; thence continue along said right of way along a curve to the left (concave Northwestwardly and having a radius = 2,624.79 feet) for an arc distance of 113.92 feet to a point; thence turn an angle of 60 degrees 06 minutes 31 seconds to the left (from the Tangent to the Curve) and proceed in a northerly direction along the east boundary of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter for a distance of 1,577.39 feet to a point, said point being the Northeast corner of the South half of the Southeast Quarter of the Northwest Quarter, Section 29, Township 18 South, Range 1 East; thence turn an angle of 90 degrees 10 minutes 31 seconds to the left and run along the North boundary of said South half of Southeast Quarter of Northwest Quarter, Section 29, Township 18 South, Range 1 East, for a distance of 1,344.99 feet to the point of beginning.
Said parcel of land is lying in the South half of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter, Section 29, Township 18 South, Range 1 East, less and except that part more particularly described as follows: Begin at the Southwest corner of the Northwest Quarter of the Southwest Quarter, Section 29, Township 18 South, Range 1 East, thence proceed in an Easterly direction along the South boundary of said Quarter-Quarter for a distance of 453.14 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run 9.21 feet to an iron pipe, found in place; thence turn an angle of 86 degrees 10 minutes 14 seconds to the left and run 444.73 feet to a point, being a one and a quarter inch pipe having been in place for more than 60 years; thence continue along the same line for 9.45 feet to a point on the West boundary of the Northeast Quarter of Southwest Quarter of said Section 29; thence turn an angle of 93 degrees 52 minutes 04 seconds to the left and run along said West boundary of said Quarter-Quarter for 39.55 feet to the point of beginning. Said Parcel is lying in the Northeast Quarter of Southwest Quarter, Section 29, Township 18 South, Range 1 East.

Mineral and mining rights excepted.
Situated in 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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 13th day of November, 19 87.

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

Truman A. Thomas, III (Seal)
Truman A. Thomas, III

Not. Tax
Recording Fee 2.50
Indexing Fee 1.00
TOTAL 3.50
1337 NOV 16 AM 10:54
see Mtg 159-928
Thomas A. Snowberg
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, Truman A. Thomas, III, a Notary Public in and for said County, in said State, hereby certify that Truman A. Thomas, III 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 13th day of November, A. D., 19 87.

2105 Old Montgomery Hwy
Pelham, AL 35124
Kathy S. Rayfield
Notary Public
MY COMMISSION EXPIRES OCTOBER 3, 1990

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