

1712

SEND TAX NOTICES TO:

Robert S. Waite
478 Cahaba Valley Rd.
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between Albert F. Thomasson and Burgess A. Thomasson, an unmarried man, hereinafter referred to as the "Grantors," and Robert S. Waite, hereinafter called "Grantee".

The Grantor, for and in consideration of Ninety Five Thousand Eight Hundred Dollars and 00/100 (\$95,800.00) in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Grantee the following described real estate located in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT A

The real property made the subject of this conveyance is the same property which was conveyed to Grantors by A.P. Thomasson and wife, Isabelle Thomasson, in Volume 231, page 719 in the Probate Office of Shelby County, Alabama.

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SUBJECT TO:

1. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
2. Right of way to Shelby County as recorded in Volume 264 page 644 and Real 267 page 474 in the Probate Office of Shelby County, Alabama.
3. Mineral and mining rights and rights incident thereto as recorded in Volume 217 page 20 in the Probate Office of Shelby County, Alabama.
4. Any easements, restrictions and covenants of record.

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

TO HAVE AND TO HOLD to the said Grantee, his heirs, successors and assigns forever.

And Grantors do for themselves and their heirs, executors, administrators, successors and assigns covenant with the said Grantee, his heirs, successors and assigns that they are lawfully seized in fee simple of said premises; that they are in the peaceable possession thereof, that said property is free and clear of all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors,

administrators, successors and assigns shall warrant and defend the same to the said Grantee, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have caused this conveyance to be executed on this the 21st day of July, 1988.

Albert F. Thomasson (Seal)
Albert F. Thomasson

Burgess A. Thomasson
by Albert F. Thomasson (Seal)
Burgess A. Thomasson
by his attorney-in fact under
Durable General Power of
Attorney dated July 15, 1987

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert F. Thomasson, individually and as attorney in fact for Burgess A. Thomasson, personally appeared before me, and who are 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 the 21st day of July, 1988.

Melissa A. Cox
Notary Public
My Commission Expires: 8-7-91

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This conveyance was prepared by: Carolyn L. Duncan, Ritchie and Rediker, Attorneys at Law, 312 North 23rd Street, Birmingham, Alabama, 35203.

Exhibit A

DESCRIPTION PARCEL ONE: PART OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 1 WEST, AND PART OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN OLD RAIL CORNER AT THE NORTHWEST CORNER OF THE S.W. 1/4 OF N.E. 1/4 OF SAID SECTION 13; THENCE RUN SOUTHERLY ALONG THE WEST LINE OF SAID 1/4 1/4 SECTION FOR 212.90 FEET TO AN OLD RAIL CORNER; THENCE 46° 52' 01" RIGHT AND RUN SOUTHEASTERLY FOR 820.94 FEET TO A REBAR CORNER; THENCE 40° 21' 17" RIGHT AND RUN WESTERLY FOR 1,381.21 FEET TO AN ANGLE IRON CORNER; THENCE CONTINUE WESTERLY FOR 112.77 FEET TO THE CENTER OF AN OLD RAILROAD BED; THENCE 100° 06' 18" LEFT AND RUN SOUTHEASTERLY ALONG THE CENTER OF SAID RAILROAD BED FOR 705.41 FEET; THENCE 6° 00' LEFT AND RUN SOUTHEASTERLY ALONG THE CENTER OF SAID RAILROAD BED FOR 295.4 FEET; THENCE 6° 00' LEFT AND RUN SOUTHEASTERLY ALONG THE CENTER OF SAID RAILROAD BED 326.30 FEET; THENCE 7° 30' LEFT AND RUN SOUTHEASTERLY ALONG THE CENTER OF SAID RAILROAD BED FOR 344.00 FEET; THENCE 6° 36' LEFT AND RUN SOUTHEASTERLY ALONG THE CENTER OF SAID RAILROAD BED FOR 293.85 FEET; THENCE 4° 35' LEFT AND RUN SOUTHEASTERLY ALONG THE CENTER OF SAID RAILROAD BED FOR 654.0 FEET TO A POINT WHICH IS 242.50 FEET NORTHWESTERLY OF (AS MEASURED ALONG THE CENTER OF SAID RAILROAD) THE CENTERLINE OF SHELBY COUNTY HIGHWAY 42; THENCE 90° 00' LEFT AND RUN NORTHEASTERLY FOR 40.0 FEET TO THE EAST RIGHT OF WAY LINE OF SAID RAILROAD BED; THENCE 39° 35' 36" LEFT AND RUN NORTHERLY FOR 395.77 FEET TO AN OLD IRON REBAR CORNER; THENCE 90° 00' LEFT AND RUN NORTHWESTERLY FOR 237.9 FEET; THENCE 89° 41' 18" RIGHT AND RUN NORTHERLY FOR 204.0 FEET TO AN OLD 2" PIPE CORNER; THENCE 63° 49' 45" RIGHT AND RUN NORTHEASTERLY FOR 150.93 FEET; THENCE 30° 22' 03" RIGHT AND RUN SOUTHEASTERLY FOR 129.48 FEET TO AN OLD 2" PIPE CORNER; THENCE 17° 56' 40" LEFT AND RUN EASTERLY FOR 109.15 FEET TO AN OLD IRON REBAR CORNER; THENCE 32° 26' 57" RIGHT AND RUN SOUTHEASTERLY FOR 572.07 FEET TO AN OLD 2" PIPE CORNER AT THE MOST WESTERLY CORNER OF THE PROPERTY PRESENTLY OWNED BY MR. ROBERT WAITE; THENCE 97° 37' 37" LEFT AND RUN NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF WAITE FOR 361.22 FEET; THENCE 43° 43' 30" RIGHT AND RUN NORTHEASTERLY FOR 231.60 FEET; THENCE 42° 30' RIGHT AND RUN SOUTHEASTERLY FOR 225.40 FEET; THENCE 16° 45' RIGHT AND RUN SOUTHEASTERLY FOR 211.00 FEET; THENCE 18° 13' RIGHT AND RUN SOUTHEASTERLY FOR 172.00 FEET TO AN OLD 3" OPEN TOP IRON CORNER WHICH IS THE MOST EASTERLY CORNER OF SAID WAITE TRACT; THENCE 9° 15' 00" LEFT AND RUN SOUTHEASTERLY FOR 164.54 FEET; THENCE 60° 36' 07" LEFT AND RUN NORTHEASTERLY FOR 452.08 FEET TO AN OLD IRON RAIL CORNER; THENCE 43° 16' 14" RIGHT AND RUN SOUTHEASTERLY FOR 392.60 FEET; THENCE 90° 30' LEFT AND RUN NORTHEASTERLY FOR 308.20 FEET TO AN OLD RAIL CORNER; THENCE 61° 00' RIGHT AND RUN EASTERLY FOR 984.90 FEET TO AN OLD RAIL CORNER ON THE EAST LINE OF THE N.E. 1/4 OF S.E. 1/4 OF SAID SECTION 13 (SAID POINT ALSO BEING 109.89 FEET NORTH OF THE SOUTHEAST CORNER OF SAID 1/4 1/4 SECTION); THENCE 87° 27' 40" LEFT AND RUN NORTHERLY ALONG THE EAST LINE OF SAID 1/4 1/4 SECTION FOR 1,210.39 FEET TO AN OLD RAIL CORNER AT THE NORTHEAST CORNER OF SAID 1/4 1/4 SECTION (SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE S.W. 1/4 OF N.W. 1/4 SAID SECTION 18); THENCE 91° 24' 09" RIGHT AND RUN EASTERLY ALONG THE SOUTH LINE OF SAID 1/4 1/4 SECTION FOR 926.76 FEET TO AN OLD 1" OPEN TOP IRON CORNER; THENCE 91° 26' 52" LEFT AND RUN NORTHERLY FOR 638.38 FEET TO AN OLD IRON REBAR CORNER; THENCE 91° 26' 52" RIGHT AND RUN EASTERLY FOR 261.69 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 47; THENCE 99° 16' 11" LEFT TO A CHORD OF SAID RIGHT OF WAY LINE AND RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE A CHORD DISTANCE OF 692.05 TO A POINT ON THE NORTH LINE OF SAID 1/4 1/4 SECTION; THENCE 80° 41' 12" LEFT AND RUN WESTERLY ALONG THE NORTH LINE OF SAID 1/4 1/4 SECTION FOR 1,093.21 FEET TO AN OLD RAIL CORNER AT THE NORTHWEST CORNER OF SAID 1/4 1/4 SECTION, (SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE S.E. 1/4 OF N.E. 1/4 OF SAID SECTION 13); THENCE 3° 49' 42" LEFT AND RUN WESTERLY ALONG THE NORTH LINE OF SAID 1/4 1/4 SECTION FOR 415.90 FEET; THENCE 95° 24' 32" RIGHT AND RUN NORTHERLY FOR 420.40 FEET; THENCE 93° 34' 43" LEFT AND RUN WESTERLY FOR 943.0 FEET TO A POINT ON THE WEST LINE OF THE N.E. 1/4 OF N.E. 1/4 OF SAID SECTION; THENCE 88° 30' 43" LEFT AND RUN SOUTHERLY FOR 449.40 FEET TO AN OLD IRON RAIL CORNER AT THE SOUTHWEST CORNER OF SAID 1/4 1/4 SECTION, (SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE S.W. 1/4 OF N.E. 1/4 OF SAID SECTION 13); THENCE 86° 54' 07" RIGHT AND RUN WEST ALONG THE NORTH LINE OF SAID 1/4 1/4 SECTION FOR 1,319.47 FEET TO THE POINT OF BEGINNING.

DESCRIPTION PARCEL TWO: LOT IN WEST 1/2 OF S.E. 1/4 SECTION 13, TOWNSHIP 22 SOUTH, RANGE 1 WEST, BEGIN AT POINT 2,048.0 FEET WEST OF HUNTSVILLE MERIDIAN AND 1,342.0 FEET NORTH OF SOUTH LINE OF SECTION 13 AND RUN THENCE: SOUTH 43° EAST 204.4 FEET; SOUTH 1° 41' WEST 271.2 FEET; SOUTH 69° 54' WEST 175.7 FEET; NORTH 66° 52' WEST 223.2 FEET; NORTH 31° 01' EAST 458.0 FEET TO THE POINT OF BEGINNING.

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STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED

88 JUL 25 PM 3:50

Thomas A. [Signature]
JUDGE OF PROBATE

1. Deed Tax	\$	_____
2. Mig Tax		_____
3. Recording Fee		7.50
4. Impounding Fee		1.00
TOTAL		8.50