

THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW  
POST OFFICE BOX 822  
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA  
SHELBY COUNTY

1227  
SPECIAL WARRANTY DEED

DATE: November 17, 1988.

GRANTOR: Federal Deposit Insurance Corporation as Receiver for Planters  
Trust and Savings Bank of Opelousas, Louisiana

GRANTOR'S MAILING ADDRESS: P.O. Box 802090  
Dallas, Dallas County, Texas 75380

GRANTEE: Joe L. Tidmore and Charles O. Tidmore

GRANTEE'S MAILING ADDRESS: P.O. Box 1114  
Columbiana, Shelby County, Alabama 35051

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable  
consideration, the receipt and sufficiency of which is hereby  
acknowledged.

PROPERTY (including any improvements):

Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 21, Township  
21 South, Range 1 West, and run West along the North line thereof 327.06 feet  
to the centerline of Waxahatchee Creek and the point of beginning; thence  
continue along the said North line a distance of 151.31 feet to the centerline  
of an old road; thence 99 degrees 36 minutes 48 seconds left and run 100.23  
feet; thence 10 degrees 50 minutes 35 seconds right and run 271.48 feet; thence  
23 degrees 06 minutes 05 seconds left and run 182.02 feet; thence 19 degrees 48  
minutes 10 seconds right and run 157.74 feet; thence 30 degrees 24 minutes 15  
seconds right and run 381.12 feet; thence 61 degrees 14 minutes 40 seconds  
right and run 218.82 feet; thence 13 degrees 13 minutes 00 seconds right and  
run 528.77 feet; thence 12 degrees 30 minutes 00 seconds right and run 508.7  
feet; thence 23 degrees 24 minutes 00 seconds left and run 374.5 feet; thence  
13 degrees 12 minutes 15 seconds left and run 582.77 feet to the West line of  
the NE 1/4 of the SE 1/4 of Section 20 of said Township and Range; thence 102  
degrees 28 minutes 04 seconds right and run 764.29 feet to an iron rail at the  
NW corner of the NE 1/4 of the SE 1/4; thence 0 degrees 34 minutes 00 seconds  
left and run 867.46 feet to the center of Waxahatchee Creek as follows: 86  
degrees 29 minutes 58 seconds right and run 105.31 feet; thence 16 degrees 40  
minutes 38 seconds right and run 242.78 feet; thence 43 degrees 43 minutes 05  
seconds left and run 30.10 feet; thence 41 degrees 34 minutes 20 seconds  
left and run 53.0 feet; thence 6 degrees 23 minutes 48 seconds left and run  
44.67 feet; thence 4 degrees 45 minutes 30 seconds left and run 65.72 feet;  
thence 52 degrees 34 minutes 15 seconds right and run 50.88 feet; thence 68  
degrees 24 minutes 55 seconds right and run 177.72 feet; thence 35 degrees 45  
minutes 13 seconds left and run 286.82 feet; thence 54 degrees 36 minutes 16  
seconds left and run 42.73 feet; thence 18 degrees 46 minutes 40 seconds left  
and run 63.51 feet; thence 52 degrees 38 minutes 14 seconds left and run  
198.19 feet; thence 41 degrees 57 minutes 48 seconds right and run 67.06 feet;  
thence 113 degrees 26 minutes 53 seconds right and run 117.48 feet; thence 10  
degrees 31 minutes 37 seconds left and run 200.16 feet; thence 1 degree 25  
minutes 39 seconds left and run 200.47 feet; thence 1 degree 25 minutes 19  
seconds left and run 100.45 feet; thence 26 degrees 17 minutes 03 seconds right  
and run 213.44 feet; thence 28 degrees 13 minutes 07 seconds left and run  
134.31 feet; thence 49 degrees 06 minutes 10 seconds right and run 161.61 feet;  
thence 36 degrees 06 minutes 58 seconds left and run 126.08 feet; thence 10

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degrees 02 minutes 27 seconds right and run 267.73 feet; thence 3 degrees 05 minutes 03 seconds right and run 102.01 feet; thence 29 degrees 34 minutes 00 seconds right and run 31.79 feet; thence 56 degrees 44 minutes 13 seconds left and run 117.38 feet; thence 12 degrees 54 minutes 40 seconds left and run 43.43 feet; thence 72 degrees 10 minutes 27 seconds right and run South from Waxahatchee Creek 226.02 feet to the point of beginning.

According to survey of Thomas E. Simmons, L.S. #12945, dated November 8, 1988.

**SUBJECT TO:**

1. Taxes for 1989 and subsequent years, which are a lien but not due and payable until October 1, 1989.
2. Right of way in favor of Shelby County, Alabama, recorded in Deed Book 244, Page 647, in the Probate Office of Shelby County, Alabama.
3. Easement to Alabama State Highway Department recorded in Deed Book 161, Page 71, in said Probate Office.
4. Affidavits recorded in Deed Book 265, Page 662; Misc. Book 1, Page 416 and 417; and Misc. Book 2, Page 8, in the Probate Office of Shelby County, Alabama, assert that the right of way to Shelby County, recorded in Deed Book 244, Page 647, in said Probate Office has not been accepted by Shelby County, and that the road designated therein, is not a public road.
5. Any claim or allegation in any bankruptcy proceeding filed by or on behalf of George Warren Prather, within one year from April 1, 1988, that the deed from George Warren Prather to FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER FOR PLANTERS TRUST AND SAVINGS BANK OF OPELOUSAS, LOUISIANA, as recorded in Real Record 178, Page 985, was a fraudulent transfer.

Grantor, for the consideration hereinbefore stated and subject to any reservations from and exceptions to conveyance and warranty stated herein, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee's heirs, executors, administrators, successors, or assigns forever.

Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to any reservations from and exceptions to conveyance and warranty stated herein, when the claim is by, through, or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

FEDERAL DEPOSIT INSURANCE CORPORATION  
AS RECEIVER OF PLANTERS TRUST AND  
SAVINGS BANK OF OPELOUSAS, LOUISIANA



BY: Nicholas J. Flores,  
Attorney in Fact under the Power  
of Attorney recorded in Real  
Record 214, Page 381, in the  
Probate Office of Shelby County,  
Alabama.

STATE OF TEXAS

COUNTY OF Dallas

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Nicholas J. Flores whose name as Attorney in Fact for Federal Deposit Insurance Corporation as Receiver for Planters Trust and Savings Bank of Opelousas, Louisiana 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 as such Attorney in Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 17 day of November, 1988.

My commission expires:

*Nicholas J. Flores*  
Notary Public in and for the State of Texas

Notary's Printed Name:

AFTER RECORDING RETURN TO:

Joe L. Tidmore  
Charles O. Tidmore  
Post Office Box 1114  
Columbiana, Alabama 35051

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STATE OF ALA. SHIRLEY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 NOV 18 AM 11:57

*Thomas W. Shaw*  
JUDGE OF PROBATE

1. Doc. Tax	\$ 75.50
2. Mig. Tax	
3. Recording Fee	7.50
4. Notary Fee	1.00
TOTAL	84.00