

This form furnished by:

1469
Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 834-1571

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.

(Address) PO Box 360187

Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Joan Ost

(Address) Rt. 1 Box 423

Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred thousand and NO/100ths (\$100,000.00)

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

Theresa D. Thompson, a single woman

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

Milton E. Pointer, a single man and Margaret S. Ost, a single woman

(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 consisting of 20 acres located in Section 16, 17, 20 and 21, Township 21 South, Range 2 West, Shelby County, Alabama; recorded in Map Book 11, Page 12, and being more particularly described in Exhibit "A" attached hereto and made a part of this conveyance. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 117, Page 127, in the Probate Office.

Mineral and mining rights excepted.

Right of way as set out in Deed Book 17, Page 537 in the Probate Office.

Less and except any part of subject property lying within the right of way.

Less and except the Westerly 30 feet of said property, which is reserved as a non-exclusive easement for ingress, egress and utilities.

Emmett Cloud Realty to approve plans, specifications, grades, architectural design and placement of the residence to be constructed on this estate prior to beginning construction; minimum square foot living area is 2400 square feet on one level; 1600 square feet on the first floor of a 1 1/2 story dwelling with the remaining 800 square feet in the 1/2 story; 1400 square feet on each floor of a two story dwelling with a 400 square foot wing attached to the ground floor.

No more than one (1) horse per every two (2) acres in any one estate will be allowed.

Nor more than two (2) cows per estate will be allowed.

No sheep, goats, or pigs will be allowed.

No dog kennels.

Future use of the property must comply with Shelby County specifications and regulations.

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 November, 19 88

(Seal)

Theresa D. Thompson (Seal)
Theresa D. Thompson

(Seal)

(Seal)

(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 Theresa D. Thompson, a single woman

whose name(s) 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 November, 19 88

11-21-89

My Commission Expires:

Courtney

Michael N. Sykes
Notary Public

BOOK 219 PAGE 192

Exhibit "A"

A parcel of land consisting of 20 acres located in Sections 16, 17, 20, and 21, Township 21 South, Range 2 West, Shelby County, Alabama; recorded in Map Book 11, Page 12, and being more particularly described as follows:

Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 117, page 127, in the Probate Office.

Minerals and mining rights excepted.

Right of way as set out in Deed Book 17, page 537, in the Probate Office.

Less and except any part of subject property lying within the right of way.

Less and except the Westerly 30 feet of said property, which is reserved as a non-exclusive easement for ingress, egress and utilities.

The South 1/2 of a parcel of land in Sections 16, 17, 20 and 21, Township 21 South, Range 2 West, Shelby County, Alabama; described as follows:

Commence at the Southwest corner of the S.E. 1/4 of the S.E. 1/4 of said Section 17,

Thence run North along the West 1/4 - 1/4 line 70.70 feet,

Thence turn right 94 deg. 29 min. 17 sec. and run East 641.79 feet to the centerline of an unpaved road and the point of beginning;

Thence turn left 82 deg. 17 min. 56 sec. and run Northeast along said road 331.96 feet,

Thence turn right 81 deg. 56 min. 34 sec. and run East 2054.12 feet,

Thence turn right 85 deg. 58 min. 01 sec. and run South 70.54 feet,

Thence turn right 36 deg. 05 min. 21 sec. and run Southwest 223.33 feet,

Thence turn left 34 deg. 10 min. 03 sec. and run South 136.70 feet to the Northeast corner of the N.W. 1/4 of the N.W. 1/4 of Section 21,

Thence turn left 02 deg. 49 min. 36 sec. and run South 474.99 feet,

Thence turn right 94 deg. 56 min. 18 sec. and run West 2097.90 feet to the centerline of said unpaved road,

Thence turn right 93 deg. 14 min. 33 sec. and run North along said centerline 137.51 feet,

Thence turn right 04 deg. 48 min. 53 sec. and run Northeast along said centerline 407.53 feet to the point of beginning.

Containing 40.67 acres, less and except the Westerly 30 feet of said property which is reserved as a non-exclusive easement for ingress, egress and utilities. Net 20.00 acres.

I CERTIFY THIS INSTRUMENT WAS FILED

88 DEC 22 PM 1:51

JUDGE OF PROBATE

1. Deed Tax \$ 100.00
2. Mtg. Tax
3. Recording Fee 500
4. Indexing Fee 100
TOTAL 10600