

490,000.00

1693

Send Tax Notice To: Sherman Holland, Jr.
P. O. Box 1008
Alabaster, Alabama 35007

STATE OF ALABAMA)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

In consideration of TEN AND 00/100 (\$ 10.00) DOLLARS and in partial fulfillment of an integrated plan, paid to AMSOUTH BANK N.A., a national banking association, (hereinafter called Grantor) by SHERMAN HOLLAND, JR., (hereinafter called Grantee), the receipt of which the Grantor hereby acknowledges, the Grantor does hereby grant, bargain, sell and convey unto the Grantee in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama.

From the Southeast corner of SW 1/4 of NW 1/4, Section 25, Township 20 South, Range 3 West, and run Westerly along the South boundary of said SW 1/4 of NW 1/4 a distance of 533.65 feet to point on West right of way line of Highway 31; thence turn an angle of 104 degrees 14 minutes to the right and run Northeasterly along the West right of way of said highway 31 a distance of 424.13 feet to beginning; thence turn an angle of 103 degrees 37 3/4 minutes to the left and run Westerly 196.25 feet to a point on the East right of way of Old Birmingham-Montgomery Highway; thence turn an angle of 88 degrees 39 minutes to the right and run Northerly along the right of way of Old Birmingham-Montgomery Highway 380 feet to a point on the South line of a dirt road; thence turn an angle of 91 degrees 26 1/4 minutes to the right and run Easterly along the South line of said dirt road 291.87 feet to a point on the West right of way of Highway 31; thence turn an angle of 102 degrees 48 3/4 minutes to the right and run Southwesterly along the West right of way line of Highway 31 a distance of 389 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

ALSO:

The intent of this conveyance is to transfer and assign all covenants, warranties and other items contained in that certain contract of sale by and between Sherman Holland Enterprises, Inc., or its designee, as Purchaser and Joe F. Wideman and William Earl Richards, as Sellers, dated April 27, 1989, all of which said items survived the closing of the sale, by agreement of the parties.

Subject to: 1. Taxes for the year 1989 are a lien, but not due and payable until October 1, 1989. 2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 150 page 364 in Probate Office. 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 73 page 472 in Probate Office. 4. Subject to Mineral Lease as recorded in Deed Book 331 page 699.

To have and to hold to the Grantee in fee simple, and to the Grantee's heirs and assigns forever, together with every contingent remainder and right of reversion.

John B. Bates

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

The Grantor is not making any warranty, express or implied, in connection with the present or future condition of the above described real estate or the house or other improvements located thereon; said real estate, house and improvements are being conveyed to the Grantee in their "as-is" condition.

In witness whereof, AMSOUTH BANK N.A. has caused this instrument to be executed by its duly authorized corporate officer, on this 23rd day of June, 1989

ATTEST:

AMSOUTH BANK N.A.

[Signature]
Its ASSISTANT VICE PRESIDENT
AND CORPORATE TRUST OFFICER

By [Signature]
F. L. Wessinger, Its Vice President
and Corporate Trust Officer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that F. L. Wessinger, whose name as Vice President and corporate Trust Officer of AmSouth Bank N.A., a national banking association, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Bank.

Given under my hand and official seal this 23rd day of June, 1989.

[Signature]
Notary Public

This instrument was prepared by:

John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

I CERTIFY THAT
INSTRUMENT WAS FILED

89 JUN 26 PM 3:13

[Signature]
JUDGE OF PROBATE

1. Deed Tax \$ 490.00
2. Mtg. Tax 5.00
3. Recording Fee 5.00
4. Indexing Fee 2.00
TOTAL 497.00