

641
Purchase Money Mortgage
of \$124,000 recorded
simultaneously herewith.

SEND TAX NOTICE TO:
Terry M. Habshey
Route 2, Box 174-A
Montevallo, Alabama 35115

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000) and other good and valuable consideration paid to the undersigned Charles R. Dodson, an unmarried man, E.R. Dodson, an unmarried man and Clarice Dodson Kendrick, a married woman (the "Grantors"), by Terry M. Habshey (the "Grantee"), the receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of land located in the South-East quarter of North-East quarter and the North Half of North-East quarter of South-East quarter of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama, described as follows: Begin at the Southwest corner of said North half of Northeast quarter of Southeast quarter of Section 13; thence north along the west boundary of said half-quarter-quarter section 667.91 feet to the northwest corner thereof; thence turning an angle of 77 degrees 27 minutes 30 seconds to the right in a northeasterly direction 518.32 feet; thence turning an angle of 115 degrees 01 minute 50 seconds to the left in a northwesterly direction 460.10 feet to intersection with the center line of right of way of Shelby County Road No. 93; thence turning an angle of 89 degrees 03 minutes 35 seconds to the right in a northeasterly direction along said center line 576.24 feet to intersection with the center line of Shelby County Road No. 52, said intersection being in the arc of a curve turning to the left, having a radius of 2,455.70 feet, being subtended by a central angle of 17 degrees 00 minutes and having a chord of 725.95 feet in length, said chord forming an angle of 94 degrees 52 minutes 44 seconds to the right from the center line of said Shelby County Road No. 93; thence southeasterly along said arc which is the center line of County Road No. 52 a distance of 728.62 feet; thence southeasterly along a straight line tangent to said arc and is the center line of said County Road No. 52 a distance of 394.16 to intersection with the east

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✓ Cabiness, Johnston

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boundary of said North half of the North-East quarter of South-East quarter of Section 13; thence turning an angle of 40 degrees 59 minutes 30 seconds to the right in a southerly direction along said easterly boundary 545.79 feet to the southeast corner of said half-quarter-quarter section; thence west along the south boundary of said half-quarter-quarter section 1,343.85 feet to the point of beginning. Containing 30.38 gross acres, more or less. The Real Estate is not the homestead of any of the Grantors or their respective spouses.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. Right of way to Alabama Power as recorded in Volume 150, page 83, and Volume 131, page 253 in the Probate Office of Shelby County, Alabama.
2. Mineral and mining rights in Volume 7, page 194 in said Probate Office.
3. Right of way for Shelby County as recorded in Volume 221, page 363, in said Probate Office.
4. Ad valorem taxes for the 1991 tax year and all subsequent years.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid, that we will and our heirs, executors and administrators shall warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Charles R. Dodson, E.R. Dodson and Clarice Dodson Kendrick have hereunto set their hands and seals, this 10th day of December, 1990.

Charles R. Dodson
Charles R. Dodson

E. R. Dodson
E.R. Dodson

Clarice Dodson Kendrick
Clarice Dodson Kendrick

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles R. Dodson, E.R. Dodson and Clarice Dodson Kendrick, whose names are signed to the foregoing conveyance, 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 10th day of December, 1990.

Kay K. Bains
Notary Public

[Affix Seal]

My commission expires: 10/16/92

This instrument prepared by:

Kay K. Bains
CABANISS, JOHNSTON, GARDNER,
DUMAS & O'NEAL
1900 AmSouth-Sonat Building
P. O. Box 830612
Birmingham, Alabama 35283-0612
(205) 252-8800

1. Deed Tax	\$26.00
2. Mtg Tax	\$
3. Recording Fee	\$7.50
4. Indexing Fee	\$4.00
5. No Tax Fee	\$
6. Certified Fee	\$1.00
Total	\$38.50

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

90 DEC 12 AM 8:52

James H. [Signature]
JUDGE OF PROBATE