

209
SEND TAX NOTICE TO:
Forrest W. Frost and
Kenneth N. Tatum
c/o Secor Bank
201 Office Park Drive
Birmingham, AL 35203

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS, THAT,
SHELBY COUNTY)

For and in consideration of Seventy Thousand and No/100 Dollars (\$70,000.00) and other good and valuable consideration to the undersigned, Secor Bank, Federal Savings (herein referred to as the "Grantor"), in hand paid by Forrest W. Frost and Kenneth N. Tatum, (herein referred to as the "Grantees"), the receipt whereof is acknowledged: the Grantor, does hereby grant, bargain, sell and convey unto the Grantees, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED

Subject to the following:

1. Current ad valorem taxes;
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 173, Page 191; Deed Book 160, Page 403; and Deed Book 109, Page 492, in the Office of the Judge of Probate, Shelby County, Alabama;
3. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 95, Page 530, Office of the Judge of Probate, Shelby County, Alabama;
4. 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 72, Page 515; and Deed Book 45, Page 326, Office of the Judge of Probate, Shelby County, Alabama;
5. Rights of riparian owners in and to the use of stream;
6. Less and except any portion lying within the stream;
7. Easement Agreement by and between David F. Byers, Forrest W. and Donna Frost, Kenneth N. and Leona M. Tatum, along with rights of others to use thereof as set out in Real 207, Page 143, in the Office of the Judge of Probate, Shelby County, Alabama; and

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269 South Belmont St.
Madison, AL 35401

8. Subject to all rights of redemption outstanding as a result of the foreclosure of that certain mortgage dated March 1, 1988, recorded in Book 173, Page 832, Office of the Judge of Probate, Shelby County, Alabama; which mortgage was duly foreclosed on November 22, 1991, as evidenced by Foreclosure Deed appearing in Book 374, Page 984, in said Probate Office.

TO HAVE AND TO HOLD the above-described property, to the Grantees, their heirs, successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by J. Lee Griffin, its Vice President, duly authorized thereto, and attested by Martha Metcalfe, its Asst. Corp. Secretary, being duly authorized thereto, on this the 20 day of December, 1991.

ATTEST:

GRANTOR:

SECOR BANK, FEDERAL SAVINGS BANK

Martha Metcalfe
Its

By J. Lee Griffin
Its Vice President

ACKNOWLEDGEMENT

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that J. Lee Griffin, whose name as Vice President of Secor Bank, Federal Savings Bank, 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, in his capacity as such Vice President, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20 day of December, 1991.

PS. A. J.
Notary Public

1. Deed Tax	\$ 70.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 7.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 81.50

EXHIBIT "A"

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

91 DEC 20 PM 2:10

Parcel II

Begin at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 5, Township 19 South, Range 1 West for point of beginning; thence run Westwardly along the South line of said 1/4 1/4 Section for a distance of 690.15 feet; thence turn an angle to the right of 90 deg. 00 min. for a distance of 114.07 feet; thence turn an angle to the right of 90 deg. 00 min. for a distance of 301.22 feet, more or less, to the centerline of a stream; thence run in a Southeasterly direction along said centerline of said stream for a distance of 435.0 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Parcel IV

An Easement for ingress and egress, more particularly described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 5, Township 19 South, Range 1 West; thence run Westwardly along the South line of said 1/4 1/4 Section for a distance of 690.14 feet to the point of beginning; thence continue along said line for a distance of 340.64 feet to the Easterly right of way of U. S. Highway 280, said point begin on a curve having a central angle of 0 deg. 08 min. 18 sec. and a radius of 5,848.8243 feet; thence turn an angle to the right of 85 deg. 08 min. 17 sec. as measured to chord; thence run along said chord for a distance of 14.12 feet; thence turn an angle to the right of 94 deg. 51 min. 42 sec. as measured from an extension of said chord and run a distance of 341.83 feet in an Easterly direction parallel to said South line; thence turn an angle of 90 deg. 00 min. 00 sec. to the right and run 14.07 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel V

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 5, Township 19 South, Range 1 West; thence run Westerly along the South line of said 1/4 1/4 Section for a distance of 1,030.79 feet to the Easterly right of way line of U. S. Highway 280; thence turn an angle to the right of 85 deg. 33 min. 05 sec. to the tangent of a curve and run in a Northwesterly direction along said right of way line along a curve to the left having a central angle of 2 deg. 10 min. 16 sec. and a radius of 3,820.11 feet for a distance of 14.11 feet; thence turn an angle to the right of 94 deg. 51 min. 43 sec. as measured from the chord of said curve if extended for a distance of 228.0 feet to the point of beginning; thence continue along last described course for a distance of 72.0 feet; thence turn an angle to the left of 90 deg. 00 min. 00 sec. for a distance of 100.0 feet; thence turn an angle to the left of 90 deg. 00 min. 00 sec. for a distance of 72.0 feet; thence turn an angle to the left of 90 deg. 00 min. 00 sec. for a distance of 100.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted for all parcels.