

This instrument was prepared by

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Jefferson Land Title Services Co., Inc.
315 21ST NORTH • P.O. BOX 19481 • PHONE (205) 336-0020
BIRMINGHAM, ALABAMA 35201
ACQUITS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED

471

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty One Thousand and No/100-----DOLLARS (\$131,000.00)

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

RONALD E. STEEL AND WIFE, JENNIFER C. STEEL

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

JACK L. THOMASON, SR.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Ad Valorem Taxes due and payable October 1, 1992.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 271 page 546 in Probate Office.
3. Right(s)-of-Way(s) as set out by instrument(s) recorded in Deed Book 324 Page 842 in Probate Office.
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 81 page 171 in Probate Office.
5. Rights of others to use of that certain easement as set out in Deed Book 348 page 869 in the Probate Office.
6. Utility pole and lines as shown on survey by Kenneth B. Weygand dated May 17, 1988.

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 13th day of November, 1991

(SEAL)

RONALD E. STEEL

(SEAL)

(SEAL)

JENNIFER C. STEEL

(SEAL)

(SEAL)

(SEAL)

STATE OF _____
COUNTY _____

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald E. Steel and wife, Jennifer C. Steel

whose name(s) 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 13th day of November, A.D. 1991

James DiVirgilio
Notary Public

My Commission Expires: 7/92

EXHIBIT "A"

A parcel of land situated in the Northeast 1/4 of the Southeast 1/4 of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: From the Easternmost corner of Lot 4, Block 1, Broken Bow, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Map Book 7 page 145; run thence along the Southeast line of Lot 5, of said Block 1, in a North-easterly direction for a distance of 92.01 feet to the point of beginning of the parcel herein described; thence continue along the same course as before, along said Southeast line of Lots 5 and 6, Block 1, for a distance of 157.0 feet; thence turn an angle to the right of 118 deg. 45 min. and run in a southeasterly direction for a distance of 183.0 feet; thence turn an angle to the right of 48 deg. 54 min. 35 sec and run in a southwesterly direction for a distance of 179.91 feet to a point of a curve, said curve having a radius of 50.0 feet and a central angle of 103 deg. 00 min. and being concave Southward with the previous call forming an interior angle of 138 deg. 31 min. 10 sec. with the radius; thence run in a Northwesterly to Southwesterly direction along the arc of said curve for a distance of 89.88 feet; thence run in a Northerly direction for a distance of 186.15 feet to the point beginning, said call forming an interior angle of 148 deg. 57 min. 21 sec. with the radius of the previous curve.

And, an easement for ingress and egress which lies 10 feet to either side of a centerline which is more particularly described as follows: From the Easternmost corner of Lot 4, Block 1, Broken Bow, as recorded in the Office of the Judge of Probate of Shelby County, at Map Book 7 on page 145, run thence along the Southeast line of Lots 5 and 6, of said Block 1, in a Northeasterly direction for a distance of 249.01 feet; thence turn an angle to the right of 118 deg. 45 min. and run in a Southeasterly direction for a distance of 183.0 feet; thence turn an angle to the right of 48 deg. 54 min. 35 sec. and run in a South-easterly direction for a distance of 107.21 feet to the point of beginning of the center line herein described; thence turn an angle of 90 deg. 00 min. to the left and run East for a distance of 51.49 feet; thence turn an angle of 59 deg. 31 min. 32 sec. to the right and run Southeast for a distance of 187.99 feet; thence turn an angle of 28 deg 06 min. 23 sec. to the right and run Southwest for a distance of 140.62 feet; thence turn an angle of 27 deg. 30 min. 16 sec. to the left and run South for a distance of 33.49 feet, more or less, to the Northwest right of way line of Alabama Highway No. 119; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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

92 JAN 14 AM 10:02

JUDGE OF PROBATE

1. Deed Tax	\$63.00
2. Mtg. Tax	\$
3. Recording Fee	\$5.00
4. Indexing Fee	\$3.00
5. No Tax Fee	\$
6. Certified Fee	\$7.00
Total	\$78.00