

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Thousand and no/100-----Dollars (\$5,000.00)
(\$4,000.00 of which is to be paid by mortgage executed simultaneously
herewith) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Lola M. Rainey, a widow

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

Larry Allen Rainey

(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" FOR LEGAL DESCRIPTION OF
SUBJECT PROPERTY.

GRANTEE'S ADDRESS:

600 Sweet Gum Road
Calera, Alabama 35040

Inst # 1993-10533

04/16/1993-10533
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SHELBY COUNTY JUDGE OF PROBATE
002 MCB 10.00

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 _____ day of _____, 19 93.

(SEAL) Lola M. Rainey (SEAL)
Lola M. Rainey

(SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

STATE OF Alabama
Shelby COUNTY

General Acknowledgment

a Notary Public in and for said County,

I, _____ the undersigned
in said State, hereby certify that Lola M. Rainey, a widow

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 16th day of April, A.D. 19 93.

[Signature]
Notary Public

EXHIBIT "A"

Parcel "B" as shown by map of Lola M. Rainey Subdivision, as recorded in Map Book 17, page 31, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

PARCEL B: Begin at the Southwest corner of the NW 1/4 of SW 1/4, Section 9, Township 22 South, Range 1 West; thence run Northerly along the west boundary of said 1/4-1/4 for a distance of 858.61 feet to a point; thence turn an angle of 88 degrees 28 minutes 43 seconds to the right and run easterly for a distance of 449.96 feet to a point; thence turn an angle of 91 degrees 31 minutes 17 seconds to the right and run southerly for a distance of 856.90 feet to a point, being a point on the south boundary line of said 1/4 - 1/4; thence turn an angle of 88 degrees 15 minutes 42 seconds to the right and run westerly along the south boundary of said 1/4 - 1/4 for a distance of 450.00 feet to the point of beginning. Said parcel is lying in the NW 1/4 of the SW 1/4, Section 9, Township 22 South, Range 1 West, and contains 8.86 acres.

Subject to all restrictions, conditions, and easements noted on the map of said subdivision, including specifically the condition that the parcels in said subdivision are for the exclusive use of Grantor's family members and shall remain as such unless required public improvements are constructed in accordance with the Shelby County Subdivision Regulations.

Subject also to the following right of first refusal: In the event Grantees receive a bona fide offer to purchase the above described property or any portion thereof and Grantees desire to accept such offer, Grantees shall give Grantor and Grantor's then living children the privilege of purchasing said property at the price of the offer so made. This privilege shall be given by a written notice sent to Grantor and her then living children, requiring any of them to accept the offer in writing six (6) months. Failure to accept the offer within six months shall nullify and void the right of first refusal as to the offer to purchase then under consideration, should the original offeror complete the purchase under the terms offered. However, if the purchase is not consummated, then this right of first refusal shall continue in effect as to subsequent offers. If any event, this right of first refusal shall terminate with the death of the last to die of Grantor and her children, and shall not be transferred to their executors, administrators, heirs, grantees, or assigns.

Subject also to the right of Tonya Rainey Vick to maintain a mobile home (and replace the current one with another) on said property as long as she continues to reside there. This right shall terminate at the time Tonya Rainey Vick moves her principal residence, or upon the death of GRANTOR.

Grantor reserves to herself and to subsequent owners of Parcels "A" and "C" of the Lola M. Rainey Subdivision the right to obtain water from the well on Parcel B and the right to install, maintain, and replace a water line, pump and other equipment necessary to provide water from Parcel "B" to Parcel "A" and "C".

Grantor certifies that Grantee is her son.

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