

SEND TAX NOTICE TO:

(Name) Frank I. Owen  
107 Ferry Road  
(Address) Columbiana, AL 35051

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND AND NO/100 (\$10,000.00) -----  
AND THE EXECUTION OF A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$46,000.00

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

Kerry R. Nivens, a married man

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

Frank I. Owen

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

PROPERTY BEING DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE PART AND PARCEL HEREOF AND INCORPORATED BY REFERENCE AS FULLY AS IF SET OUT HEREIN, WHICH SAID EXHIBIT IS SIGNED FOR THE PURPOSE OF IDENTIFICATION.

The above described property does not constitute any part of the homestead of the grantor or his spouse.

Inst # 1993-36857

11/19/1993-36857  
10:05 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 22.00

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 19th day of November, 1993

.....(Seal)

Kerry R. Nivens (Seal)  
Kerry R. Nivens

.....(Seal)

.....(Seal)

.....(Seal)

.....(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kerry R. Nivens, a married man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of November, A. D., 1993

Cornel M. Fowler  
Notary Public

EXHIBIT "A"

AN UNDIVIDED ONE-THIRD (1/3) INTEREST IN THE FOLLOWING DESCRIBED PARCELS OF PROPERTY:

PARCEL 1

Beginning at the Northeast corner of the NW 1/4 of SW 1/4, Section 27, Township 19 South, Range 1 West; thence run Southerly along the East boundary line of said NW 1/4 of SW 1/4, a distance of 408.89 feet to a point on the North right-of-way line of Highway US 280; thence turn an angle of 70 degrees 29 minutes 21 seconds to the right and run along said right-of-way line a distance of 101.36 feet to a concrete monument found in place; thence turn an angle of 13 degrees 26 minutes 47 seconds to the right and continue along said right-of-way line a distance of 166.46 feet to a point; thence turn an angle of 20 degrees 19 minutes 13 seconds to the left and continue along said right-of-way line a distance of 182.40 feet to a concrete monument found in place; thence turn an angle of 2 degrees 32 minutes 16 seconds to the right and continue along said right-of-way line a distance of 251.26 feet to a concrete monument found in place; thence turn an angle of 32 degrees 55 minutes 23 seconds to the right and continue along said right-of-way line and along a curve to the right (concave Northeasterly and having a radius of 2684.79 feet and a central angle of 15 degrees 21 minutes 08 seconds) an arc distance of 719.31 feet to a point; thence turn an angle of 5 degrees 46 minutes 07 seconds to the right from the tangent of said curve and continue along said right-of-way line a distance of 735.76 feet to a point; thence turn an angle of 36 degrees 03 minutes 59 seconds to the right and continue along said right-of-way line a distance of 41.88 feet to an iron rod found in place on the North boundary line of the NE 1/4 of SE 1/4, Section 28, Township 19 South, Range 1 West; thence turn an angle of 114 degrees 22 minutes 44 seconds to the right and leaving said right-of-way line, run Easterly along said North boundary line of the NE 1/4 of SE 1/4 a distance of 669.34 feet to the Northwest corner of the NW 1/4 of SW 1/4, Section 27 Township 19 South, Range 1 West; thence turn an angle of 2 degrees 10 minutes 14 seconds to the left and run along the North boundary line of said NW 1/4 of SW 1/4 a distance of 1325.01 feet to the point of beginning. Said tract of land is lying in the NW 1/4 of SW 1/4, Section 27, Township 19 South, Range 1 West and the NE 1/4 of SE 1/4, Section 28, Township 19 South, Range 1 West.

PARCEL 2

A parcel of land lying between Shelby County Highway No. 280 and US Highway 280 in the NW 1/4 of SW 1/4, Section 27, Township 19 South, Range 1 West and more particularly described as follows:

Commence at the NE corner of the NW 1/4 of SW 1/4, Section 27, Township 19 South, Range 1 West; thence run Southerly along the East boundary line of said NW 1/4 of SW 1/4 a distance of 504.34 feet to a point on the Southern right-of-way line of Shelby County Highway No. 280 and the point of beginning of the parcel herein described; thence continue along the same line a distance of 132.43 feet to a point on the Northern right-of-way of US Highway No. 280; thence turn an angle of 77 degrees 36 minutes 30 seconds to the right and run along the right-of-way line a distance of 64.49 feet to a concrete right-of-way monument found in place; thence turn an angle of 97 degrees 32 minutes 26 seconds to the right and run a distance of 119.56 feet to a concrete right-of-way monument found in place; thence turn an angle of 74 degrees 29 minutes 02 seconds to the right and run along the right-of-way line a distance of 77.98 feet to the point of beginning. Said parcel is lying in the NW 1/4 of SW 1/4, Section 27, Township 19 South, Range 1 West.

SIGNED FOR IDENTIFICATION:

  
Kerry R. Nivens

Inst # 1993-36857

11/19/1993-36857  
10:05 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 22.00