

SEND TAX NOTICE TO:

(Name) Lisa Metzger, Steve R. Metzger
and Robert B. Metzger
100 Shaw Lane
(Address) Wilsonville, Ala. 35186

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration

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

Maurice A. Costes, an unmarried man

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

Lisa Gaye Metzger, Steve R. Metzger, and Robert B. Metzger

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

PROPERTY DESCRIBED ON EXHIBIT "A" WHICH IS ATTACHED HERETO
AND MADE A PART AND PARCEL HEREOF AS FULLY AS IF SET OUT
HEREIN, AND WHICH HAS BEEN SIGNED FOR IDENTIFICATION, AND
WHICH IS SUBJECT TO THE FOLLOWING EXCEPTIONS:

- (1) Highline easement to Alabama Power Company as shown on Tax Map.
- (2) Easement to Colonial Pipe Line recorded in Deed Book 220, page 925 in Probate Office of Shelby County, Alabama.
- (3) Easement given to Joe McClanahan recorded in Deed Book 263, page 886 in Probate Office.
- (4) Easement given to Wade Johnson recorded in Real Book 233, page 504 and Real Book 237, page 320 in Probate Office.
- (5) Any part of caption lands lying east of Shelby County Highway No. 438 not owned by grantor.
- (6) 1994 ad valorem taxes (not payable until October 1, 1994).

No warranty of title is made for Parcel A on description, but grantor hereby conveys any interest that he may own in said Parcel A.

01/07/1994-00737
03:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 161.00

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 Jan. 7, 1994
day of January, 1994

(Seal)

Maurice A. Costes (Seal)
(Maurice A. Costes)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maurice A. Costes 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of January, A. D., 1994.

Lance Brasher
Notary Public.

Inst # 1994-00737

Exhibit "A"

BOUNDARY DESCRIPTION:

The South 1/2 of the South 1/2 of the NW 1/4 of the SW 1/4 of Section 32, Township 19 South, Range 1 East, EXCEPT for County Road 438 Right of way; Also the SW 1/4 of the SW 1/4 of Section 32, Township 19 South, Range 1 East, lying North of the centerline of a dirt road called Shaw Road and lying Northwest of Shelby County Road 438 more particularly described as follows:

From the the NW corner of the NW 1/4 of the SW 1/4 of Section 32, Township 19 South, Range 1 East, also being the point of beginning, run North along the West line of said Section a distance of 246.78 feet; thence left 0 deg. 56' 04" a distance of 73.82 feet; thence right 93 deg. 58' 49" a distance of 1321.08 feet; thence right 87 deg. 23' 30" a distance of 144.54 feet to the North right of way of County Road 438; thence right 45 deg. 50' 59" a distance of 272.60 feet; thence along a curve to the right having a radius of 637.99 feet and a delta of 16 deg. 30' 21", an arc distance of 183.79 feet to the tangent of a curve to the left having a radius of 520.44 feet and a delta of 45 deg. 39' 09" an arc distance of 414.75 feet; thence continue along the tangent of said curve a distance of 672.44 feet; thence right 120 deg. 06' 42" a distance of 496.72 feet; thence left 3 deg. 04' 20" a distance of 215.14 feet; thence left 4 deg. 00' 03" a distance of 29.98 feet; thence right 49 deg. 49' 45" a distance of 587.03 feet to the point of beginning. Said parcel contains 24 acres, more or less. Said Parcel lies in Flood Zone C according to F.I.R.M. Map No. 010191 0080 B.

According to survey of Van Marcus Peavy, Ala. Reg. No. 16681, dated 12/12/93.

ALSO, PARCEL A DESCRIBED AS FOLLOWS:

From the SE corner of the NW 1/4 of the SW 1/4 of Section 32, Township 19 South, Range 1 East also being the point of beginning, run West along the South line of said 1/4 1/4 a distance of 84.97 feet to the South right of way line of Shelby County Road No. 438; thence right 133 deg. 12' 13" a distance of 118.30 feet along the right of way of said road; thence right 134 deg. 09' 01" a distance of 86.33 feet to the point of beginning. Said parcel lies in Flood Zone C according to F.I.R.M. Map No. 010191 0080 B.

According to survey of Van Marcus Peavy, Ala. Reg. No. 16681, dated 12/12/93.

BOUNDARY DESCRIPTION:

From the NE corner of the SE 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 1 East, also being the point of beginning, run South along the East line of said Section a distance of 587.03 feet to the centerline of a dirt road; thence right 130 deg. 10' 15" a distance of 235.94 feet; thence right 7 deg. 03' 47" a distance of 424.50 feet; thence left 5 deg. 37' 47" a distance of 767.41 feet; thence right 142 deg. 00' 36" a distance of 1043.23 feet; thence right 85 deg. 27' 06" a distance of 73.82 feet; thence right 0 deg. 56' 04" a distance of 246.78 feet to the point of beginning. Said parcel contains 10.7 acres, more or less. LESS AND EXCEPT a 20 foot easement along the Southwest boundary for a dirt road as shown on survey.

According to survey of Van Marcus Peavy, Ala. Reg. No. 16681, dated 12/12/93.

SIGNED FOR
IDENTIFICATION:

Maurice A. Costes
(Maurice A. Costes)

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