

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Inst # 1994-23122

07/22/1994-23122
12:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 17.00

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY FIVE THOUSAND & NO/100--- (\$45,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Kenneth W. Bettini, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto R.C. Farmer (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

GRANTEES' ADDRESS: 117 Kings Crest Lane, Pelham, Alabama 35124

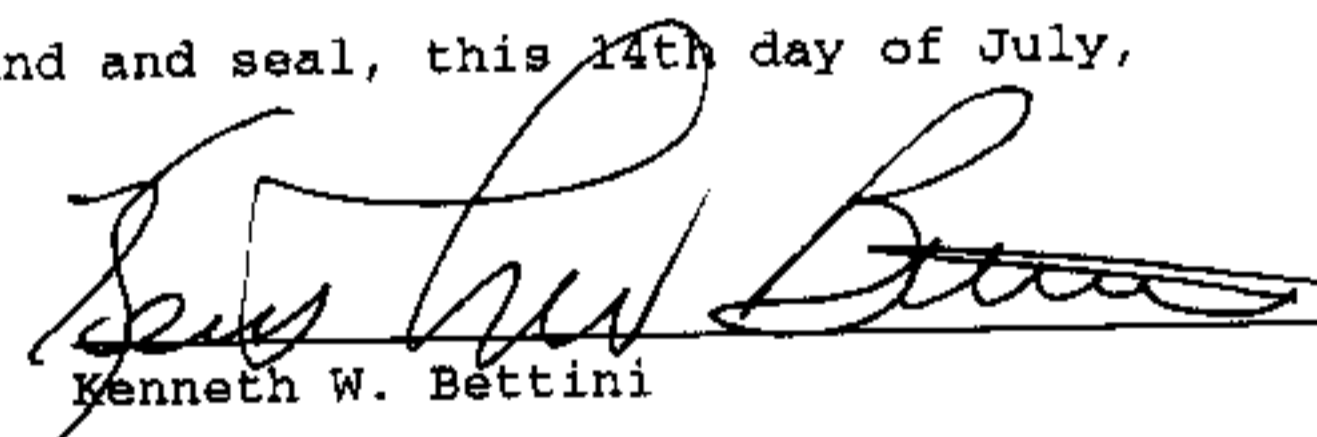
\$39,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY THE CODED OF ALABAMA.

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 have hereunto set my hand and seal, this 14th day of July, 1994.


Kenneth W. Bettini (SEAL)

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Kenneth W. Bettini, 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 14th day of July A.D., 1994

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95


Notary Public

Inst # 1994-23122

A tract of land located in the SW 1/4 of Section 33, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SE corner of the SW 1/4 of the SW 1/4 of Section 33, Township 20 South, Range 2 West, Shelby County, Alabama; thence Westerly along the South line of said 1/4 1/4 Section 92.63 feet; thence 67 deg. 44 min. right Northwesterly 721.95 feet; thence 20 deg. 42 min. 30 sec. right Northerly 190.0 feet; thence 46 deg. 15 min. 46 sec. right Northeasterly 457.38 feet to the point of beginning of tract of land herein described; thence continue along the last mentioned course 903.92 feet; thence 66 deg. 58 min. 16 sec. left Northwesterly 684.75 feet to the top of Locust Ridge; thence 104 deg. 31 min. 26 sec. left Southwesterly along the top of said Locust Ridge 1032.22 feet; thence 87 deg. 35 min. 33 sec. left leaving top of said Locust Ridge in a Southeasterly direction a distance of 797.26 feet to the point of beginning.

A non-exclusive 60 foot easement lying 10 feet to the south and 50 feet to the north of the following described center line:
Commence at the SE corner of the SW 1/4 of the SW 1/4 of Section 33, Township 20 South, Range 2 West; thence North 89 deg. 51 min. 42 sec. West and run a distance of 92.63 feet; thence North 22 deg. 07 min. 42 sec. West and run a distance of 721.95 feet; thence North 01 deg. 25 min. 12 sec. West and run a distance of 190.00 feet; thence North 44 deg. 50 min. 34 sec. East and run a distance of 457.38 feet; thence North 33 deg. 54 min. 41 sec. West and run a distance of 127.66 feet to the point of beginning of the center line of the following described easement; thence North 42 deg. 05 min. 00 sec. East and run a distance of 36.82 feet to the point of a curve to the left having a radius of 200.00 feet and a central angle of 08 deg. 04 min. 46 sec.; thence continue along the arc of said curve a distance of 28.20 feet, said arc being subtended by a chord which bears North 38 deg. 02 min. 37 sec. East and a chord distance of 28.18 feet to the curve's end; thence North 34 deg. 00 min. 14 sec. East and run a distance of 65.45 feet to the point of a curve to the right having a radius of 200.00 feet and a central angle of 07 deg. 24 min. 58 sec.; thence continue along the arc of said curve a distance of 25.89 feet, said arc subtended by a chord which bears North 37 deg. 42 min. 43 sec. East and a chord distance of 25.87 feet to the curve's end; thence North 41 deg. 25 min. 12 sec. East and run a distance of 117.83 feet to the point of a curve to the right having a radius of 150.00 feet, thence continue along the arc of said curve a distance of 80.82 feet to the curve's end; thence North 72 deg. 17 min. 33 sec. East and run a distance of 27.15 feet to the point of a curve to the left having a radius of 150.00 feet, thence continue along the arc of said curve a distance of 67.71 feet to the curve's end; thence North 46 deg. 25 min. 47 sec. East and run a distance of 40.48 feet to the point of a curve to the right having a radius of 490.00 feet and a central angle of 02 deg. 33 min. 53 sec.; thence run along the arc of said curve a distance of 21.93 feet, said arc being subtended by a chord which bears North 47 deg. 42 min. 43 sec. East and a chord distance of 21.93 feet to the curve's end; thence North 48 deg. 59 min. 40 sec. East and run a distance of 51.01 feet to the point of a curve to the right having a radius of 250.00 feet and run along the arc of said curve a distance 70.07 feet to the curve's end; thence North 65 deg. 03 min. 13 sec. East and run a distance 167.09 feet to the point of a curve to the left having a radius of 275.00 feet and run along the arc of said curve a distance of 108.33 feet to the end of said easement.

Less and except the following:

A 35 foot driveway easement lying 17.5 feet on each side of the following described center line.

Commencing at the SE corner of the SW 1/4 of the SW 1/4 of Section 33, Township 20 South, Range 2 West; thence North 89 deg. 51 min. 42 sec. West and run a distance of 92.63 feet; thence North 22 deg. 07 min. 42 sec. West and run a distance of 721.95 feet; thence North 01 deg. 25 min. 12 sec. West and run a distance of 190.00 feet; thence North 44 deg. 50 min. 34 sec. East and run a distance of 1103.51 feet to the point of beginning of the centerline of the following described driveway easement; thence North 63 deg. 50 min. 54 sec. West and run a distance of 89.25 feet to the southerly boundary of a 60 foot ingress, egress, and drainage easement, said point being the end of said driveway easement.

All being situated in Shelby County, Alabama.

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