

THIS INSTRUMENT PREPARED BY:
Beth O'Neill Roy
Lange, Simpson, Robinson &
Somerville
1700 First Alabama Bank Building
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Dravo Lime Company
Attention: James J. Puhala
P. O. Box 1685
Mobile, AL 36602

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SEVENTY THOUSAND AND NO/100 (\$70,000.00) DOLLARS and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we

PATRICIA DIXON ABBOTT and husband, WILLIAM G. ABBOTT

(herein referred to as "Grantors"), do grant, bargain, sell, and convey unto

DRAVO LIME COMPANY, a Delaware corporation

(herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama and run thence southerly along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 510.53 feet to point; thence turn an angle of 83° 37' 07" to the left and run easterly a distance of 228.30' to the point of beginning of the property being described; thence continue along last described course a distance of 163.35' to a point; thence turn an angle of 84° 30' to the right and run southerly a distance 133.98' to a point; thence turn an angle of 94° 30' to the right and run westerly a distance of 163.35' to a point; thence turn an angle of 84° 30' right and run northerly a distance of 133.98' to the point of beginning.

Together with a 20' wide easement to provide ingress and access to and from the above described property and Shelby County Highway #27, the centerline of said easement being described as follows:

Commence at the NW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama and run thence Southerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 510.53 feet to a point; thence turn an angle of 83° 37' 07" to the left and run Easterly a distance of 218.25 feet to the point of beginning to the centerline of subject easement; thence turn an angle of 84° 30' to the right and run Southerly

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a distance of 200 feet to a point in the centerline of subject easement; thence turn an angle of 9° 01' 27" to the right and run Southwesterly a distance of 336.85 feet to a point in the centerline of subject easement; thence turn an angle of 22° 10' 40" to the right and continue Southwesterly a distance of 202.53 feet to a point in the centerline of subject easement; thence turn an angle of 35° 20' 15" to the left and run Southerly a distance of 49.79 feet to the intersection of subject centerline with the Northerly right of way line of Shelby County Highway No. 27 and the end of required easement.

SUBJECT TO:

1. Ad valorem taxes for 1995 which are not due and payable until October 1, 1995, and taxes for all subsequent years.
2. Right of way granted to Alabama Power Company by instrument recorded in Volume 101, page 124 and Volume 165, Page 416, in the Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County, recorded in Volume 157, Page 61, in said Probate Office.
4. Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Real Volume 153, Page 538, in said Probate Office.
5. Mineral Deeds recorded in Volume 176, Page 118, Volume 254, Page 298 and Volume 313, Page 103, in said Probate Office.
6. Less and except any part of subject property lying within a highway right of way.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

And we do, for ourselves and for our heirs, executors, administrators and assigns covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals as of the 6th day of October, 1994.

Patricia Dixon Abbott (Seal)
PATRICIA DIXON ABBOTT

William G. Abbott (Seal)
WILLIAM G. ABBOTT

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that PATRICIA DIXON ABBOTT and husband, WILLIAM G. ABBOTT, whose names 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 as of the 6th day of October, 1994.

[Signature]
Notary Public
My Commission Expires:
10/20/00

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