

This instrument was prepared by

SEND TAX NOTICE TO:

Mary P. Thornton  
Dominick, Fletcher, Yeilding,  
Wood & LLOYD, P.A.  
2121 Highland Avenue South  
Birmingham, Alabama 35205

Taylor Properties, L.L.C.  
#1 Shades Creek Parkway  
Birmingham, Alabama 35209

**GENERAL WARRANTY DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY        ) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the sum of Forty Thousand Dollars (\$40,000.00) to the undersigned Joe Adaway and wife Victoria Banard Adaway ("Grantors"), in hand paid by Taylor Properties, L.L.C., an Alabama limited liability company ("Grantee"), the receipt whereof is acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Northwest corner of the NW 1/4 of the NE 1/4 of Section 3, Township 19 South, Range 1 West; thence run Easterly along the North boundary line of said 1/4 1/4 Section 364.59 feet to a point on the West right of way line of Shelby County Road No. 41; thence turn an angle of 105 deg. 49 min. 29 sec. right and run Southwesterly along said road right of way for 322.71 feet to a point on the North edge of Fowler Lake Road; thence turn an angle of 94 deg. 17 min. 23 sec. right and run Northwesterly along the North edge of Fowler Lake Road for 295.56 feet, more or less, to the West boundary line of said 1/4-1/4 Section; thence turn an angle of 70 deg. 08 min. 32 sec. right and run North for 208.84 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 134 page 411 in Probate Office; (2) Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed 196 page 248 and Deed 196 page 254 in Probate Office; (3) Easement(s) to Shelby County as shown by instrument recorded as Instrument #1992-15746 in Probate Office; (4) Easement to Shelby County, including certain rights, restrictions, and charges as shown as Instrument #1992-15746 in Probate Office of Shelby County, Alabama; (5) Ad valorem taxes and assessments due and payable for the year 1995 and subsequent years; and (6) Mineral and mining rights not owned by Grantors.

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

And as Grantors, we do for ourselves, our heirs, executors, and administrators covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they 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, the said Grantors have hereto set their hand and seal, this 10<sup>th</sup> day of January, 1995.

Inst # 1995-01402

Joe Adaway  
Joe Adaway

01/17/1995-01402  
02:55 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCO 51.00

Victoria Banard Adaway  
Victoria Banard Adaway

Inst # 1995-01402

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STATE OF ALABAMA )

JEFFERSON COUNTY )

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe Adaway and wife Victoria Banard Adaway, 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 this 10<sup>th</sup> day of January, 1995.

Mary P. Thornton  
Notary Public

c:TAY-DED

Inst # 1995-01402

01/17/1995-01402  
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SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 51.00