

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
Yasuhiko Oyama
1804 29th Ave. S.
Birmingham, AL 35209

STATE OF ALABAMA}
SHELBY COUNTY}

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED THIRTY-TWO THOUSAND SEVEN HUNDRED DOLLARS (\$232,700.00)** to the undersigned grantor (whether one or more), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I or we, **JO ANN MAXWELL and husband, FELIX NEIL MAXWELL**, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell, and convey unto **YASUHIKO OYAMA, an undivided one-half interest, SHIGERU OYAMA, an undivided one-fourth interest, and BRENDA D. BURNETT, an undivided one-fourth interest**, as tenants in common (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in Shelby County, Alabama:

EXHIBIT "A" IS ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995.
Existing covenants and restrictions, easements, rights of way, and limitations of record.

\$128,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto set our hands and seals, this the 24th day of March, 1995.


JO ANN MAXWELL


FELIX NEIL MAXWELL

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, **JO ANN MAXWELL and husband, FELIX NEIL MAXWELL**, 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 as their act on the day the same bears date.

Given under my hand and seal of office this 24th day of March, 1995.


Notary Public

My Commission Expires: 5/29/95

04/28/1995-11137
01:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 115.00

EXHIBIT "A"

A parcel of land in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

From the NE corner of the NE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence West along the North boundary of said NE 1/4 of NW 1/4 a distance of 445.56 feet; thence turn 01 deg. 32 min. 45 sec. left and run 468.18 feet; thence turn 08 deg. 13 min. 27 sec. right and run 108.61 feet to a point on the North boundary of said NE 1/4 of NW 1/4; thence turn 06 deg. 40 min. 42 sec. left and run 117.94 feet along said 1/4 1/4 line; thence turn 48 deg. 31 min. 14 sec. left and run 76.37 feet along the South boundary of a gravel road; thence turn 12 deg. 40 min. 11 sec. left and run 111.42 feet along said road boundary; thence turn 22 deg. 02 min. 30 sec. right and run 111.59 feet along said road boundary to a point on the accepted West boundary of said NE 1/4 of NW 1/4; thence turn 50 deg. 02 min. 36 sec. left and run 729.77 feet along said accepted West boundary of said 1/4 1/4 section; thence turn 46 deg. 26 min. 18 sec. left and run 696.05 feet to a point in the centerline of a 60.0 foot non-exclusive private easement for ingress and egress; thence turn 80 deg. 20 min. 18 sec. left and run 129.98 feet along said easement centerline and the following courses: 28 deg. 10 min. 58 sec. right for 191.92 feet; 17 deg. 37 min. 25 sec. left for 135.49 feet; 16 deg. 30 min. 50 sec. left for 228.96 feet; 25 deg. 39 min. 05 sec. left for 130.57 feet; 16 deg. 39 min. 30 sec. right for 215.46 feet; thence turn 14 deg. 28 min. 11 sec. left and run 56.21 feet along said easement centerline; thence turn 66 deg. 31 min. 54 sec. right and run 30.0 feet to a point on the East boundary of said 60.0 foot easement, being a point on the East boundary of aforementioned NE 1/4 of NW 1/4; thence turn 90 deg. 00 min. left and run 790.0 feet to the point of beginning of herein described parcel of land.

A non-exclusive 60 foot private easement for ingress and egress: From the NE corner of the NE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, run thence West along the North boundary of said NE 1/4 of NW 1/4 a distance of 30.0 feet to the point of beginning of the centerline of herein described easement; thence turn 88 deg. 51 min. 16 sec. left and run 789.40 feet along said easement centerline and the following courses: 23 deg. 28 min. 06 sec. right for 56.21 feet; 14 deg. 28 min. 11 sec. right for 215.46 feet; 16 deg. 39 min. 30 sec. left for 130.57 feet; 25 deg. 39 min. 05 sec. right for 228.96 feet; 16 deg. 30 min. 50 sec. right for 135.49 feet; 17 deg. 37 min. 25 sec. right for 191.92 feet; 28 deg. 10 min. 58 sec. left for 129.98 feet; 06 deg. 15 min. 37 sec. left for 188.87 feet; 18 deg. 58 min. right for 156.97 feet; 14 deg. 23 min. left for 225.70 feet; 22 deg. 35 min. 20 sec. right for 153.54 feet; 04 deg. 22 min. 05 sec. right for 106.57 feet; 08 deg. 21 min. 20 sec. right for 126.85 feet; 09 deg. 59 min. 10 sec. left for 83.54 feet; 26 deg. 22 min. 25 sec. left for 168.42 feet; 17 deg. 41 min. 05 sec. right for 210.67 feet; thence turn 18 deg. 23 min. 40 sec. right and run 51.93 feet along said easement centerline to a point of termination.

All being situated in Shelby County, Alabama.

Inst # 1995-11137

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