

Send Tax Notice To:

Richard W. and Virginia S. Griffith

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 22nd day of July, 1996 by Clayton-Bailey Properties, an Alabama general partnership (hereinafter referred to as the "Grantor"), to Richard W. Griffith and Virginia S. Griffith (hereinafter referred to as the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Two Hundred Eighty Four Thousand Two Hundred Thirty Two and No/100 Dollars (\$284,232.00) in hand paid by Grantees to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto the Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the City of Pelham, Shelby County, Alabama, to-wit:

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 31, Township 19 South, Range 2 West and being more particularly described as follows:

Commence at the NW Corner of the NW 1/4 of the SW 1/4 of Section 31, Township 19 South, Range 2 West; thence S 0°-19'-52" W along the westerly boundary of said 1/4-1/4 section a distance of 654.74'; thence S 87°-49'-10" E a distance of 1098.14' to the POINT OF BEGINNING; thence continue along the last described course a distance of 155.24' to the westerly right-of-way line of United States Highway No. 31 (200' R.O.W.), said point lying on a curve to the right having a radius of 1809.86', and a central angle of 8°-42'-26"; thence along said right-of-way line and the arc of said curve a distance of 275.04', said arc subtended by a chord which bears S 2°-42'-53" E a distance of 274.78', to the end of said curve and a point on the northeasterly back of curb of Hilltop Business Drive; thence N 84°-15'-59" W along said back of curb a distance of 79.64' to a point on a curve to the right having a radius of 80.22' and a central angle of 27°-07'-45"; thence along said back of curb and the arc of said curve a distance of 37.98', said arc subtended by a chord which bears N 70°-42'-07" W a distance of 37.63', to the end of said curve; thence N 57°-08'-14" W along said back of curb a distance of 71.17'; thence N 1°-39'-13" E and leaving said back of curb a distance of 221.46' to the Point of Beginning.

Said Parcel containing 43,728 ± square feet, or 1.0 Acres more or less.

THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

This conveyance is subject to the following:

1. General and special taxes or assessments for 1996 and subsequent years not yet due and payable. 1995 Ad Valorem tax ID 58-10-9-31-3-001-011.
2. Public easements as shown by recorded plat, including a 10 foot along the southerly side as shown on the survey by R. C. Farmer dated June 17, 1996.
3. Restrictions, covenants and conditions as set out in instruments(s) recorded in Real 220 page 94 and Real 168 page 263 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instruments(s) recorded in Deed Book 138 page 51 in Probate Office.
5. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Inst. #1992-26839 in Probate Office.
6. Easement(s) to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 99 page 474 in Probate Office.
7. Right(s)-of-Way(s) for telephone lines as set out by instrument(s) recorded in Deed Book 56 page 296 in Probate Office.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 61 page 9 and Deed Book 80 page 325 in Probate Office.

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9. Rights of others to use private drive known as Hilltop Business Drive.

TO HAVE AND TO HOLD, this aforegranted premises to the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion forever.

And the Grantor for itself and for its successors and assigns, covenant with the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the same aforesaid; and that the Grantor, its successors and assigns, shall warrant and defend said premises to the Grantees, their respective heirs, administrators, successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Clayton-Bailey Properties, an Alabama general partnership, acting through its general partner, has caused this Warranty Deed to be executed this 22nd day of July, 1996.

Clayton-Bailey Properties
an Alabama general partnership

By: Neil Bailey
General Partner

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Neil Bailey, whose name as General Partner of Clayton-Bailey Properties, an Alabama general partnership, with full authority executed the same voluntarily, on the day the same bears date, for and as the act of Clayton-Bailey Properties.

Given under my hand and official seal this 22nd day of July, 1996.

Notary Public
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES DECEMBER 28, 1999

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