

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Reggie Taunton  
(Address) 1636 Fulton Gap Rd.  
Sublauga AL 35150

This instrument was prepared by  
(Name) Michael T. Atchison, Attorney at Law  
(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-27 Rev. 1-88  
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100 -----dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
James M. Gardner and wife, Beverly Jean Gardner

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Michael W. Taunton - 49% Interest  
Reggie Taunton - 51% Interest  
(herein referred to as grantees, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

SEE ATTACHED SHEET EXHIBIT "A" FOR LEGAL DESCRIPTION.

Inst # 1996-38291

11/20/1996-38291  
08:16 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCO 11.50

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

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this  
day of November, 1996.

(Seal)

James M. Gardner (Seal)  
James M. Gardner

(Seal)

Beverly Jean Gardner (Seal)  
Beverly Jean Gardner

(Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James M. Gardner and Beverly Jean Gardner 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 19/12 day of November, A. D., 1996

Michael T. Atchison  
Notary Public.

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MTM

EXHIBIT "A"

A non-exclusive easement for ingress and egress and utilities including, but not limited to, Alabama Power Company, South Central Bell, Southern Natural Gas and its subsidiaries, Westover Water Authority and any other utilities which may, from time to time may be necessary, across the following described property;

Part of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama:

From the northwest corner of said Section 27 run South 32 degrees 53 minutes 38 seconds East for a distance of 2315.80 feet to an existing 2" capped iron; thence turn an angle to the left of 75 degrees 23 minutes 49 seconds and run in a northeasterly direction for a distance of 198.05 feet to an existing right of way monument; thence turn an angle to the right of 11 degrees 18 minutes 44 seconds and run in a northeasterly direction for a distance of 101.80 feet to an existing right of way monument; thence turn an angle to the left of 10 degrees 45 minutes 12 seconds and run in a northeasterly direction for a distance of 149.99 feet to an existing right of way monument; thence turn an angle to the left of 11 degrees 15 minutes 20 seconds and run in a northeasterly direction for a distance of 102.0 feet to an existing right of way monument; thence turn an angle to the right of 11 degrees 24 minutes 17 seconds and run in a northeasterly direction for a distance of 114.20 feet to an existing old capped iron pin and being on the southeast right of way line of U.S. Highway 280 to point of beginning; thence continue along the east line a distance of 41.83 feet to an existing rebar set by Laurence D. Weygand; thence turn an angle to the right of 107 degrees 01 minute 06 seconds and run in a southerly direction a distance of 385.50 feet to an iron; thence turn an angle to the right of 90 degrees 29 minutes 34 seconds and run in a westerly direction a distance of 40 feet to a point in an existing gravel drive as shown on survey of Laurence D. Weygand, dated November 12, 1996; thence run in a northerly direction parallel to the line described above as 385.50 feet, back to the Point of Beginning.

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