

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that in consideration of FORTY THOUSAND & NO/100 DOLLARS (\$40,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, D. Karl Jones and Connie A. Jones, husband and wife (collectively herein referred to as the "Grantors"), grant, bargain, sell and convey unto Samuel R. Flowers and D. Frank Davis (collectively herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama to wit:

See Exhibit A attached hereto and incorporated herein as if set forth fully and at length.

SUBJECT TO:

1. 1997 Advalorem Taxes, a lien but not yet due and payable.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 113, Page 386 and Deed Book 170 Page 22 in Probate Office.
3. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 112, Page 163 and Deed Book 167, Page 444 in Probate Office.
4. 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 43, Page 199 in Probate Office.

TO HAVE AND TO HOLD, unto said Grantees their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with said Grantees, their heirs 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, and that we will and our heirs and assigns 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, the said Grantors have executed this conveyance, this the 25 day of September, 1997.

  
D. Karl Jones

  
Connie A. Jones

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that D. Karl Jones whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily.

Given under my hand this 25<sup>th</sup> day of September, 1997.

  
Notary Public

My Commission Expires: 11/2/98

10/01/1997-31754  
10:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 53.50

Inst # 1997-31754

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Connie A. Jones** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily.

Given under my hand this 22<sup>nd</sup> day of September 1997.

Catherine M. Mills  
Notary Public  
My Commission Expires: 11/2/98

RE-2832

**THIS INSTRUMENT WAS PREPARED BY:**

James E. Vann, Esquire  
Johnston & Conwell, L.L.C.  
800 Shades Creek Parkway  
Suite 325  
Birmingham, Alabama 35209  
(205) 414-1212

**SEND TAX NOTICE TO:**

Mr. Samuel R. Flowers and  
Mr. D. Frank Davis  
4748 Cahaba River Road  
Birmingham, AL 35243

## EXHIBIT A

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence run East 974.97 feet to the East right of way line of U.S. Highway #31; thence left 106 deg. 54 min. 35 sec. 1023.91 feet to the Southwest corner of Performance Tire Company; thence right 105 deg. 10 min. 51 sec. and run in an Easterly direction for a distance of 194.69 feet to an existing iron rebar set by Laurence D. Weygand and being the point of beginning; thence continue in an easterly direction along the last mentioned course for a distance of 167.30 feet to an existing iron rebar and being on the West line of Lot 11, Blue Berry Estates, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 5 page 72; thence turn an angle to the left of 107 deg. 53 min. 10 sec. and run in a Northwesterly direction along the West line of Lot 11 and Lot 12 of said Blueberry Estates for a distance of 100.0 feet to an existing iron rebar; thence turn an angle to the left of 71 deg. 53 min. 57 sec. and run in a Westerly direction for a distance of 136.80 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 90 deg. 20 min. 23 sec. and run in a Southerly direction for a distance of 95.68 feet, more or less to the point of beginning.

Mineral and mining rights excepted.

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