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This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) Peter James DeFranco, Jr.
(Address) 3166 Highway 20
Prichard, AL 36868

CORPORATION FORM WARRANTY DEED

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, Poe Properties, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presentes, grant, bargain, sell and convey unto
Peter James DeFranco, Jr.

(herein) referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

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TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 23rd day of October, 19 97

ATTEST:

Poe Properties, Inc.

Secretary

By

Frank Poe

President

STATE OF ALABAMA

Shelby

County }

I, the undersigned authority

a Notary Public in and for said County, in said State,

hereby certify that Frank Poe

whose name as President of Poe Properties, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 23rd day of October, 19 97

My Commission Expires:

Notary Public

Exhibit "A"

A Parcel of land located in the SE 1/4 of the SE 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the NW corner of Lot 76, Ashley Brook, as recorded in Map Book 22, Page 78, in the Office of the Judge of Probate, Shelby County, Alabama; thence South 22 degrees 27 minutes 42 seconds West along the West line of said Lot 76, a distance of 223.25 feet to a point on the northerly R.O.W. line of Ashley Brook Lane (50' R.O.W.); said point lying on a curve to the left having a radius of 175.00 feet, a central angle of 21 degrees 39 minutes 26 seconds and subtended by a chord which bears South 77 degrees 13 minutes 49 seconds West a distance of 65.76 feet; thence along the arc of said curve and said R.O.W. line a distance of 66.15 feet to end of said curve; thence South 66 degrees 24 minutes 06 seconds West along said R.O.W. line a distance of 32.84 feet to the beginning of a curve to the right having a radius of 40.0 feet, a central angle of 87 degrees 45 minutes 21 seconds and subtended by a chord which bears North 69 degrees 43 minutes 14 seconds West a distance of 55.45 feet; thence along the arc of said curve and said R.O.W. line a distance of 61.27 feet to a point, said point lying on the northeasterly R.O.W. line of Shelby County Highway #17 (80' R.O.W.); thence North 25 degrees 50 minutes 33 seconds West along said R.O.W. line a distance of 133.67 feet; thence leaving said R.O.W. North 64 degrees 09 minutes 27 seconds West, a distance of 300.10 feet to a point lying on the west line of Lot 63, of said Ashley Brook Subdivision; thence South 28 degrees 28 minutes 41 seconds East along said lot line a distance of 41.34 feet to the point of beginning.

SEE ATTACHED CONTINUATION OF SCHEDULE A, PARAGRAPH 4, LEGAL.

20 FOOT "COMMON" EASEMENT:

A 20 foot wide "Common" Easement located in the SE 1/4 of the SE 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, lying 10 feet on each side of and parallel to the following described centerline:

Commence at the NW corner of Lot 76, Ashley Brook, as recorded in Map Book 22, Page 78, in the Office of the Judge of Probate, Shelby County, Alabama; thence North 28 degrees 28 minutes 41 seconds West along the West line of Lot 63 of said Ashley Brook, a distance of 41.34 feet; thence South 64 degrees 09 minutes 27 seconds West a distance of 269.10 feet to the Point of Beginning; said point being the centerline of said 20 foot wide "Common" Easement; thence South 25 degrees 50 minutes 33 seconds East along said centerline a distance of 116.88 feet to the beginning of a curve to the left, having a radius of 38.0 feet, a central angle of 67 degrees 20 minutes 31 seconds and subtended by a chord which bears South 59 degrees 30 minutes 49 seconds East a distance of 42.14 feet; thence along the arc of said curve and said centerline a distance of 44.66 feet to the end of said curve and the beginning of a curve to the right having a radius of 32.0 feet, a central angle of 55 degrees 41 minutes 38 seconds and subtended by a chord which bears South 65 degrees 20 minutes 15 seconds East a distance of 29.90 feet; thence along the arc of said curve and said centerline a distance of 31.11 feet to a point on the Northerly R.O.W. line of Ashley Brook Lane, (50' R.O.W.), and the end of herein described easement.

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