

GRANTEES' ADDRESS:  
59 Woodside Drive  
Childersburg, Alabama 35044

STATE OF ALABAMA,

SHELBY COUNTY.

THIS INDENTURE, made and entered into on this the 18<sup>TH</sup> day of September, 1998, by and between JAMES M. ROWE, JR. and wife, LORRAINE N. ROWE, herein referred to as Grantors, and MONTA STANDRIDGE and wife, EMMA B. STANDRIDGE, herein referred to as Grantees.

WITNESSETH: That the Grantors for and in consideration of One Million Seventy-Three Thousand Nine Hundred Sixty-One and No/100 (\$1,073,961.00) Dollars, cash in hand paid, the receipt of which is acknowledged, have this day given, granted, bargained, sold and conveyed and do by these presents give, grant, bargain, sell and convey to Grantees, for and during their joint lives 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, lying and being situated in Shelby County, Alabama, to-wit:

Parcel No. 1: Commence at a 2" open top pipe in place accepted as the Northwest corner of Section 12, Township 19 South, Range 2 East, Shelby County, Alabama, said point also being the Southwest corner of Section 1, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 03 degrees 31 minutes 42 seconds East along the West boundary of said Section 1 for a distance of 1315.23 feet to a 1" open top pipe in place being the Northwest corner of the Southwest one-fourth of the Southwest one-fourth of said Section 1; thence proceed South 87 degrees 58 minutes 10 seconds East along the North boundary of said Southwest one-fourth of the Southwest one-fourth for a distance of 1274.86 feet to the Northeast corner of said Southwest one-fourth of the Southwest one-fourth of said Section 1; thence proceed South 02 degrees 35 minutes 44 seconds West along the East boundary of said quarter-quarter section for a distance of 657.64 feet; thence proceed South 88 degrees 08 minutes 33 seconds East along the North boundary of the South one-half of the Southeast one-fourth of the Southwest one-fourth of said Section 1 for a distance of 1384.84 feet to a 1" pipe in place; thence proceed South 01 degrees 42 minutes 22 seconds West along the East boundary of the Southeast one-fourth of the Southwest one-fourth for a distance of 661.37

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feet to a 2" open top pipe in place being the Southeast corner of the Southeast one-fourth of the Southwest one-fourth of said Section 1; thence proceed South 87 degrees 55 minutes 42 seconds East along the North boundary of the Northwest one-fourth of the Northeast one-fourth of Section 12, Township 19 South, Range 2 East, Shelby County, Alabama, for a distance of 1302.87 feet to its point of intersection with the Northerly right-of-way of Shelby County Road No. 60; thence proceed South 32 degrees 39 minutes 10 seconds West along the Northerly right-of-way of said road for a distance of 805.63 feet; thence proceed South 35 degrees 49 minutes 14 seconds West along the Northerly right-of-way of said road for a distance of 241.59 feet; thence proceed South 52 degrees 26 minutes 18 seconds West along the Northerly right-of-way of said road for a distance of 239.02 feet; thence proceed South 75 degrees 39 minutes 17 seconds West along the Northerly right-of-way of said road for a distance of 275.17 feet; thence proceed South 88 degrees 49 minutes 19 seconds West along the Northerly right-of-way of said road for a distance of 229.02 feet; thence proceed North 87 degrees 13 minutes 12 seconds West along the Northerly right-of-way of said road for a distance of 925.52 feet; thence proceed North 07 degrees 17 minutes 39 seconds East for a distance of 252.02 feet; thence proceed North 80 degrees 11 minutes 49 seconds West for a distance of 63.85 feet; thence proceed North 11 degrees 33 minutes 48 seconds East for a distance of 159.27 feet; thence proceed North 81 degrees 08 minutes 31 seconds West for a distance of 242.28 feet; thence proceed North 01 degrees 51 minutes 05 seconds East for a distance of 223.50 feet; thence proceed South 87 degrees 32 minutes 06 seconds West for a distance of 196.24 feet; thence proceed South 01 degrees 58 minutes 35 seconds West for a distance of 639.28 feet to a point on the North boundary of the aforementioned Shelby County Road No. 60; thence proceed North 84 degrees 42 minutes 42 seconds West along the North boundary of said road for a distance of 167.69 feet; thence proceed North 21 degrees 41 minutes 35 seconds West for a distance of 86.75 feet; thence proceed North 65 degrees 30 minutes 16 seconds West for a distance of 116.22 feet; thence proceed North 82 degrees 56 minutes 58 seconds West for a distance of 127.77 feet; thence proceed South 11 degrees 31 minutes 55 seconds West for a distance of 113.37 feet to a point on the North right-of-way of said road; thence proceed North 82 degrees 33 minutes 25 seconds West along the North right-of-way of said road for a distance of 950.42 feet to its point of intersection with the West boundary of the Northwest one-fourth of the Northwest one-fourth of Section 12, Township 19 South, Range 2 East; thence proceed North 02 degrees 35 minutes 44 seconds East along the West boundary of said Northwest one-fourth of the Northwest one-fourth of said Section 12 for a distance of 988.40 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southwest one-fourth and the Southeast one-fourth of the Southwest one-fourth of Section 1, Township 19 South, Range 2 East and the

Northwest one-fourth of the Northwest one-fourth, the Northeast one-fourth of the Northwest one-fourth, and the Northwest one-fourth of the Northeast one-fourth of Section 12, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 145.91 acres, more or less, according to the survey of Ray and Gilliland, P.C., dated August 27, 1998 and revised on September 16, 1998.

Parcel No. 2: Commence at a 2" open top pipe in place accepted as the Northwest corner of Section 12, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 02 degrees 35 minutes 44 seconds West along the West boundary of said Section 12 for a distance of 1068.63 feet to a point on the South boundary of Shelby County Road No. 60, said point being the POINT OF BEGINNING. From this beginning point continue South 02 degrees 35 minutes 44 seconds West along the West boundary of said Section 12 for a distance of 2863.93 feet to a 1/2 inch rebar in place accepted as the Southwest corner of the Northwest one-fourth of the Southwest one-fourth of said Section 12; thence proceed South 86 degrees 10 minutes 25 seconds East along the South boundary of said quarter-quarter section for a distance of 1296.51 feet to a fence post in place being the Northwest corner of the Southeast one-fourth of the Southwest one-fourth of said section; thence proceed South 02 degrees 35 minutes 44 seconds West along the West boundary of said Southeast one-fourth of the Southwest one-fourth of said section for a distance of 1247.55 feet to the Southwest corner of said Southeast one-fourth of the Southwest one-fourth; thence proceed South 85 degrees 09 minutes 07 seconds East along the South boundary of said Southeast one-fourth of the Southwest one-fourth for a distance of 1400.89 feet to a nail in pine stump; thence proceed South 03 degrees 45 minutes 16 seconds West along the accepted West boundary of said Northwest one-fourth of the Northeast one-fourth of Section 13 for a distance of 975.43 feet to its point of intersection with the Northerly right-of-way of the Seaboard Coastline Railroad; thence proceed Northeasterly along the Northerly right-of-way of said railroad for a chord bearing and distance of North 49 degrees 00 minutes 06 seconds East 1653.69 feet; thence proceed North 49 degrees 00 minutes 06 seconds East along the Northerly right-of-way of said railroad for a distance of 294.40 feet; thence proceed North 76 degrees 52 minutes 20 seconds East along the Northerly right-of-way of said railroad for a distance of 1636.21 feet to its point of intersection with the Westerly bank of the Coosa River; thence proceed Northerly along the meandering Westerly bank of said river for a chord bearing and distance of North 08 degrees 36 minutes 15 seconds East 1921.17 feet to its point of intersection with the East boundary of the Northeast one-fourth of the Southeast one-fourth of said Section 12; thence proceed North 02 degrees 35 minutes 44 seconds East along the East boundary of said Northeast one-fourth of the Southeast one-fourth of said Section 12 for a distance of 205.86 feet to a 1/2 inch rebar being the Southeast corner of the Southeast one-fourth of the Northeast one-fourth; thence proceed North 87 degrees 34 minutes 22 seconds West along the South boundary of said Southeast

one-fourth of the Northeast one-fourth of said Section 12 for a distance of 1339.52 feet to a 2 inch open top pipe; thence proceed North 03 degrees 01 minutes 23 seconds East along the East boundary of the Southwest one-fourth of the Northeast one-fourth and the Northwest one-fourth of the Northeast one-fourth of Section 12 for a distance of 258.11 feet to its point of intersection with the Southerly right-of-way of the aforementioned Shelby County Road No. 60; thence proceed South 32 degrees 38 minutes 58 seconds West along the Southerly right-of-way of said road for a distance of 761.42 feet; thence proceed South 35 degrees 49 minutes 14 seconds West along the Southerly right-of-way of said road for a distance of 250.44 feet; thence proceed South 52 degrees 26 minutes 47 seconds West along the Southerly right-of-way of said road for a distance of 270.30 feet; thence proceed South 75 degrees 32 minutes 29 seconds West along the Southerly right-of-way of said road for a distance of 304.08 feet; thence proceed South 88 degrees 50 minutes 09 seconds West along the Southerly right-of-way of said road for a distance of 237.19 feet; thence proceed North 88 degrees 08 minutes 42 seconds West along the Southerly right-of-way of said road for a distance of 254.31 feet; thence proceed South 08 degrees 59 minutes 56 seconds East for a distance of 674.58 feet; thence proceed South 77 degrees 42 minutes 41 seconds West for a distance of 1446.29 feet; thence proceed North 01 degrees 58 minutes 23 seconds West for a distance of 1062.86 feet to a point on the Southerly right-of-way of said Shelby County Road No. 60; thence proceed North 83 degrees 24 minutes 39 seconds West along the Southerly right-of-way of said Shelby County Road 60 for a distance of 184.66 feet; thence proceed North 82 degrees 33 minutes 37 seconds West said right-of-way for a distance of 1005.09 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth, the Northeast one-fourth of the Northwest one-fourth, the Northwest one-fourth of the Northeast one-fourth, the Southwest one-fourth of the Northwest one-fourth, the Southeast one-fourth of the Northwest one-fourth, the Southwest one-fourth of the Northeast one-fourth, the Northeast one-fourth of the Southeast one-fourth, the Northwest one-fourth of the Southeast one-fourth, the Northeast one-fourth of the Southwest one-fourth, the Northwest one-fourth of the Southwest one-fourth, the Southeast one-fourth of the Southwest one-fourth, the Southwest one-fourth of the Southeast one-fourth and the Southeast one-fourth of the Southeast one-fourth of Section 12, Township 19 South, Range 2 East and the Northwest one-fourth of the Northeast one-fourth of Section 13, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 387.39 acres, more or less, according to the survey of Ray and Gilliland, P.C., dated August 27, 1998 and revised on September 16, 1998.

GRANTORS HEREBY WARRANT THAT NO E.P.A. OR ENVIRONMENTAL REGULATIONS HAVE BEEN VIOLATED. GRANTORS HEREBY INDEMNIFY GRANTEEES FOR ANY LOSS AS A RESULT THEREOF.

TO HAVE AND TO HOLD, the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the Grantees, for and during their joint lives and upon the death of them, then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors do hereby covenant with and represent unto the Grantees that they are seized in fee simple of the lands above described; that the same is free of encumbrances and that they will forever warrant and defend the title to the same and the possession thereof unto the Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on the day and year first above written

 (SEAL)  
JAMES M. ROWE, JR.

 (SEAL)  
LORRAINE N. ROWE

STATE OF ALABAMA,

COUNTY OF TALLADEGA.

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that James M. Rowe, Jr. and wife, Lorraine N. Rowe, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18<sup>th</sup> day of September, 1998.

  
NOTARY PUBLIC

PREPARED BY:  
Ray F. Robbins, II  
P. O. Box 479  
Talladega, Alabama 35161

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