

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of **One Hundred Forty Three Thousand Five Hundred & no/100 Dollars (\$143,500.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **Robert D. Sibley**, a married man (herein referred to as "Grantor"), grants, bargains, sells and conveys unto **Dave P. McCain** (herein referred to as "Grantee"), 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 AND EXCEPT FOR:

1. 1999 Ad Valorem Taxes.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the Grantor.
3. Coal, oil, gas and other mineral interest in, to or under the land herein described.
4. Right of way to Shelby County as recorded in Deed Book 101, Pages 249 and 263, Deed Book 167, Page 280, and Deed Book 169, Page 68.
5. Easement to Plantation Pipe Line as recorded in Deed Book 112, Page 217 and Deed Book 254, Page 323, in the Probate Office of Shelby County, Alabama.
6. Permit to Alabama Power Company as recorded in Deed Book 170, Page 290, Deed Book 192, Page 252, Deed Book 242, Page 952, and Deed Book 248, Page 842 in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the Grantor or his spouse.

NOTE: \$135,000.00 of above consideration represents the proceeds of a loan secured by a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And said Grantor does for himself, his successors and assigns, covenant with said Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will, and his successors and assigns shall, warrant and defend the same to the said Grantee, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor who is authorized to execute this conveyance, has executed this instrument, this the 2 day of July, 1999.


Robert D. Sibley
Inst # 1999-29610

07/15/1999-29610
10:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HNS 22.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert D. Sibley** 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 on the day the same bears date.

Given under my hand and official seal this 2nd day of July, 1999.

Catherine M. Mills

Notary Public

11/2/02
My Commission Expires

RE-4178

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. Dave P. McCain
3135 Pelham Parkway
Pelham, AL 35124

EXHIBIT A

Commence at the intersection of the east right of way line of US Highway 31 and the north line of the Southwest quarter of Section 13, Township 20 South, Range 2 West, Pelham, Shelby County, Alabama and run thence Southeasterly along the said East right of way line of said Highway 31 a distance of 1,755.95' to a steel rebar corner and the point of beginning of the property being described; Thence run South 09 degrees 45 minutes 50 seconds East along same said right of way line a distance of 104.00' to a steel rebar corner; Thence run North 80 degrees 06 minutes 49 seconds East a distance of 150.08' to a steel rebar corner; Thence run North 09 degrees 17 minutes 14 seconds West a distance of 103.68' to a steel rebar corner; Thence run South 80 degrees 14 minutes 10 seconds West a distance of 150.94' to the point of beginning, containing 15,629 square feet.

Inst # 1999-29610

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SHELBY COUNTY JUDGE OF PROBATE

003 NWS 22.00