

**WARRANTY DEED**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS, THAT,

JEFFERSON COUNTY )

That in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration, to the undersigned grantors, J. B. Winslett, a married man, and Bonnie C. Jett, as Personal Representative of the Estate of Billy Jett, Deceased, (hereinafter referred to as "grantor") in hand paid by the grantee herein, Lakeview Mobile Home Park, a partnership composed of J. B. Winslett and Bonnie C. Jett, (hereinafter referred to as "grantee"), the grantor does hereby grant, bargain, sell and convey unto the grantee herein the following described real estate situated in Shelby County, Alabama, viz:

**PARCELS I, II, III AND IV described in Exhibit A attached hereto.**

The grantor, J. B. Winslett, and Billy Jett, formed a Partnership known as the Lakeview Mobile Home Park, the grantee herein, on November 17, 1993, and said partnership has continued to operate, conducting business in Shelby County, Alabama. The title to the real estate described in Exhibit A attached hereto was contributed to the partnership on which the partnership operated, made improvements upon, and conducted its business thereon. Title of record was never transferred from the individual partners to the partnership, and the original partner Billy Jett being now deceased, this deed is given to perfect title into the name of the partnership as of November 17, 1993, and is executed by Bonnie C. Jett as the Personal Representative of the Estate of Billy Jett, Deceased, who died testate while residing in Jefferson County, Alabama, on to-wit, July 29, 1999.

The four separate parcels described in Exhibit A, do not constitute the homestead of the grantor.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns, forever.

And we do for ourselves, and for our heirs, executors and administrators covenants with the said grantee, its successors 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; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, its heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We, the undersigned, have hereunto set my hand and seal on this the 12 day of May, 2000.

WITNESS:

Ray Price

J. B. Winslett  
J. B. Winslett

05/16/2000-16115  
01:36 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
006 HHS 311.00

Inst # 2000-16115

Gloria D. Lee

Bonnie C. Jett

Bonnie C. Jett, as Personal Representative  
Of the Estate of Billy Jett, Deceased

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. B. Winslett, a married man, 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 10<sup>th</sup> day of May, 2000.

Patricia A. Cail

Notary Public

My Commission Expires: 2-14-03

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that Bonnie C. Jett, whose name as Personal Representative of the Estate of Billy Jett, Deceased, is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Deed, she, in her capacity as such Personal Representative, executed the same voluntarily for and as an act of said corporation on the day the same bears date.

Given under my hand and seal, this 10<sup>th</sup> day of May, 2000.

Patricia A. Cail

Notary Public

My Commission Expires: 2-14-03

THIS INSTRUMENT PREPARED BY:  
W. S. PRITCHARD, JR.  
PRITCHARD, McCALL & JONES, L.L.C.  
800 Financial Center  
505 North 20th Street  
Birmingham, AL 35203

## LEGAL DESCRIPTION

## PARCEL 1:

Commence at the southwest corner of the NW 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama and run thence easterly along the south line of said NW 1/4 of the NE 1/4 and the NE 1/4 of the NE 1/4 a distance of 1,401.22 feet to the point of beginning of the property, Parcel 1, being described; thence continue along last described course 1,217.88 feet to a point on the edge of Lay Lake; thence turn 177 degrees 14 minutes 53 seconds left and run westerly along said edge of said Lake 62.60 feet to a point; thence turn 92 degrees 56 minutes 31 seconds right and run northerly 30.77 feet to a point; thence turn 43 degrees 53 minutes 29 seconds left and run northwesterly along said edge of said lake 45.01 feet to a point; thence turn 54 degrees 44 minutes 47 seconds left and run westerly along edge of said lake 141.96 feet to a point; thence turn 14 degrees 05 minutes 22 seconds right and run west-northwesterly along edge of said lake 200.80 feet to a point; thence turn 2 degrees 32 minutes 54 seconds left and run west-northwesterly 143.87 feet to a point; thence turn 65 degrees 42 minutes 15 seconds right and run northerly 118.51 feet to a point; thence turn 8 degrees 03 minutes 42 seconds right and run northerly 34.42 feet to a point; thence turn 95 degrees 04 minutes 02 seconds right and run easterly 96.49 feet to a point on the edge of Lay Lake; thence turn 65 degrees 27 minutes 51 seconds left and run northeasterly along edge of said lake 51.47 feet to a point; thence turn 27 degrees 59 minutes 57 seconds left and run along edge of said lake 42.46 feet to a point; thence turn 20 degrees 00 minutes 25 seconds right and run northerly along edge of said lake 78.37 feet to a point; thence turn 106 degrees 19 minutes 46 seconds left and run westerly 190.61 feet to a point; thence turn 5 degrees 55 minutes 39 seconds left and run west-southwesterly 158.57 feet to a point; thence turn 1 degree 32 minutes 10 seconds right and run west-southwesterly 193.44 feet to a point; thence turn 23 degrees 09 minutes 38 seconds right and run westerly 89.89 feet to a point; thence turn 91 degrees 36 minutes 45 seconds left and run south-southwesterly 478.50 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr. Alabama PLS # 9049, dated August 31, 1994.

## SUBJECT TO the following:

1. Transmission line permits to Alabama Power Company recorded in Deed Book 245, page 40; Deed Book 172, page 420; Deed Book 133, page 236; Deed Book 133, page 233; Deed Book 72, page 111, and Deed Book 72, page 108.
2. Easements to South Central Bell Telephone recorded in Deed Book 324, page 583 and Deed Book 314, page 775 in Probate Office.
3. Rights acquired by Alabama Power Company as recorded in Deed Book 237, page 32 in Probate Office.

1. Rights of others in and to the use of easement as shown on survey of Joseph E. Conn, Jr., Alabama PLS #9049, dated August 31, 1994, and revised September 14, 1994, the centerline of which is more particularly described as follows:  
Commence at the SW corner of NW 1/4 of NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama and run thence Easterly along the South line of said NW 1/4 of NE 1/4 and NE 1/4 of NE 1/4 a distance of 1,401.22' to a point; thence turn 75 deg. 11' 56" left and run Northeasterly 385.97' to a point; thence turn 78 deg. 40' 11" left and run 57.49' to a point; thence turn 10 deg. 28' 30" left and run 133.35' to a point in the centerline of Shelby County Highway #71 and the point of beginning, on the centerline of the easement being described; thence turn 180 deg. 00' 00" right and run 133.35' to a point; thence turn 11 deg. 39' 28" left and run Easterly 581.20' to a point; thence turn 45 deg. 00' 00" right and run 38.17' to a point that is 23.16' East of the most northwesterly corner of Parcel No. 2 and the end of easement. The easement described herein shall have a uniform width of 20 feet.

SIGNED FOR

IDENTIFICATION:

*Leverne Carden*  
Leverne Carden



PARCEL II:

EXHIBIT "A"

Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 15 East; thence run East along the North line of said 1/4 1/4 for 1039.35 feet to the East line of Shelby County Highway #71 and the Point of Beginning; thence continue last described course for 1578.79 feet to the 397 contour of Lay Lake; thence run in a Southwesterly direction along said contour and its meanderings for 2,300 feet, more or less, to the South line of the North 1/2 of the NE 1/4 of said Section; thence run West thereon for 48.46 feet to the Northerly R/W of Shelby County Road 408 and a curve to the left (having a central angle of 16 deg. 05' 31" and a radius of 760.22 feet); thence run along said curve and R/W for 223.35 feet to the tangent of said curve; thence along said tangent and R/W for 159.23 feet to a curve to the left (having a central angle of 21 deg. 33' 08" and a radius of 341.05 feet); thence run along said curve and R/W for 128.29 feet to the South line of said North 1/2 of the NE 1/4 of said Section; thence 22 deg. 14' 22" right from tangent of said curve run West thereon for 820.75 feet to the Easterly R/W of said County Road #71 and a curve to the right (having a central angle of 4 deg. 44' 08" and a radius of 835.79 feet); thence run Northeasterly along said curve and R/W for 69.08 feet to the tangent of said curve; thence continue along said R/W

and tangent for 245.96 feet; thence 70 deg. 40' right run Easterly for 200.0 feet; thence 70 deg. 40' left run Northerly 100.0 feet; thence 6 deg. 45' 57" left continue Northerly for 97.0 feet; thence 102 deg. 39' 48" left run 188.0 feet to the Easterly R/W of said Shelby County Road #71; thence 109 deg. 25' 46" right run Northeasterly along said R/W for 240.0 feet to the point of beginning. According to survey of Thomas E. Simmons, L.S. No. 12945, dated November 12, 1993.

SUBJECT TO THE FOLLOWING:

- (1) Transmission line permits to Alabama Power Company as recorded in Deed Book 74, page 9; and Deed Book 216, page 677, in Probate Office.
- (2) Right of way to Shelby County as recorded in Deed Book 226, page 575; Deed Book 227, page 142; Deed Book 227, page 145; Deed Book 242, page 948; and Deed Book 242, page 949, in Probate Office.
- (3) Flood rights acquired by Alabama Power Company as recorded in Deed Book 246, page 940 in Probate Office.
- (4) Encroachment of fence over South side of caption lands as shown on survey of Thomas E. Simmons, RLS #12945, dated November 12, 1993.

PARCEL III:

EXHIBIT "A"

Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 11, Township 24, Range 15 East; thence run in an Easterly direction along the North line of SW 1/4 of NE 1/4, said Section, for a distance of 997.2 feet; thence turn a deflection angle of 118 deg. 47 minutes right and run for a distance of 240.0 feet along the East right of way of the County Road to a point, said point being the point of beginning; thence continue along the same course and along the East right of way of said County Road a distance of 100 feet; thence turn a deflection angle of 109 deg. 20 minutes left and run a distance of 200 feet; thence run in a Northerly direction a distance of 97 feet to an iron stob on the South line of a public street, said point being 188 feet East of the point of beginning; thence run in a Westerly direction, parallel with the South line of the parcel herein described, a distance of 188 feet and along the South line of said public street to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for 1994 and subsequent years. 1994 ad valorem taxes are a lien but not due and payable until October 1, 1994.
2. Restrictions as contained in Deed Book 276, Page 887, in Probate Office.
3. Permits and rights of way of record.

PARCEL IV:

EXHIBIT "A"

Begin at the Northwest corner of the Southwest 1/4 of the Northeast 1/4, Section 11, Township 24, Range 35 East; thence run in an Easterly direction along the North line of the Southwest 1/4 of the Northeast 1/4, said section for a distance of 997.2 feet; thence turn a deflection angle of 118 degrees, 47 minutes right and run for a distance of 340.0 feet along the East right of way of the County Road to a point; said point being the point of beginning; thence turn a deflection angle of 109 degrees 20 minutes left and run a distance of 200 feet; thence turn a deflection angle of 109 degrees 20 minutes right and run a distance of 100 feet; thence turn a deflection angle of 70 degrees 40 minutes right and run a distance of 200 feet to a point in the County Road right of way line; thence run in a Northerly direction along said right of way line of County Road for a distance of 100 feet to the point of beginning.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

Inst # 2000-16115

05/16/2000-16115

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SHELBY COUNTY JUDGE OF PROBATE

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