

STATE OF ALABAMA
SHELBY COUNTY

11161
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of One Hundred and 00/100 (\$ 100.00) Dollars, and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, M. Burdette Bates and wife, Ellen Beddow Bates, hereinafter referred to as grantors, grant, bargain, sell and convey unto John Burdette Bates, hereinafter referred to as grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence, at a point on the south boundary line of the S.E. $\frac{1}{4}$ - Section 12 - Township 19 South - Range 2 East, where the center line of the Atlantic Coast Line Railroad intersects with said south boundary line and in an easterly direction along the south boundary line of said S.E. $\frac{1}{4}$, run a distance of 1183.56 feet; thence turn an angle of $34^{\circ} 58'$ to the left for a distance of 176.53 feet, to the Point of Beginning; thence, turn an angle of $84^{\circ} 19' 33''$ to the right for a distance of 240.11 feet; thence, turn an angle of $95^{\circ} 40' 27''$ to the right for a distance of 290.29 feet; thence, turn an angle of $99^{\circ} 46' 28''$ to the right for a distance of 242.45 feet; thence, turn an angle of $80^{\circ} 13' 32''$ to the right for a distance of 225.39 feet, to the Point of Beginning.

ALSO:

An easement of ingress and egress over and along the following described strip of real property, situated in Shelby County, Alabama, to-wit:

Commence, at a point on the south boundary line of the S.E. $\frac{1}{4}$ - Section 12 - Township 19 South - Range 2 East, where the center line of the Atlantic Coast Line Railroad intersects with the south boundary line of said S.E. $\frac{1}{4}$ and in an easterly direction along the south line of said S.E. $\frac{1}{4}$, run a distance of 1183.56 feet; thence, turn an angle of $34^{\circ} 58'$ to the left for a distance of 176.53 feet; thence, turn an angle of $84^{\circ} 19' 33''$ to the right for a distance of 240.11 feet; thence, turn an angle of $95^{\circ} 40' 27''$ to the right for a distance of 175.53 feet, to the center line of a 16.0 foot easement and the Point of Beginning; thence, turn an angle of $91^{\circ} 05'$ to the left for a distance of 662.41 feet; thence, turn an angle of $49^{\circ} 33'$ to the right for a distance of 199.04 feet; thence, turn an angle of $47^{\circ} 10'$ to the right for a distance of 327.10 feet; thence, turn an angle of $16^{\circ} 13'$ to the right for a distance of 518.55 feet; thence, turn an angle of $27^{\circ} 28'$ to the right for a distance of 75.20 feet; thence, turn an angle of $55^{\circ} 36'$ to the right for a distance of 199.55 feet; thence, turn an angle of $23^{\circ} 44'$ to the left for a distance of 247.55 feet; thence, turn an angle of $51^{\circ} 10'$ to the left for a distance of 428.64 feet; thence, turn an angle of $10^{\circ} 15'$ to the left for a distance of 103.85 feet, to the center line of the County Road, said Point being at the end of Easement.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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, his heirs and assigns forever, against the lawful

claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 8th day of August, 1968.

M. Burdette Bates (SEAL)
M. Burdette Bates

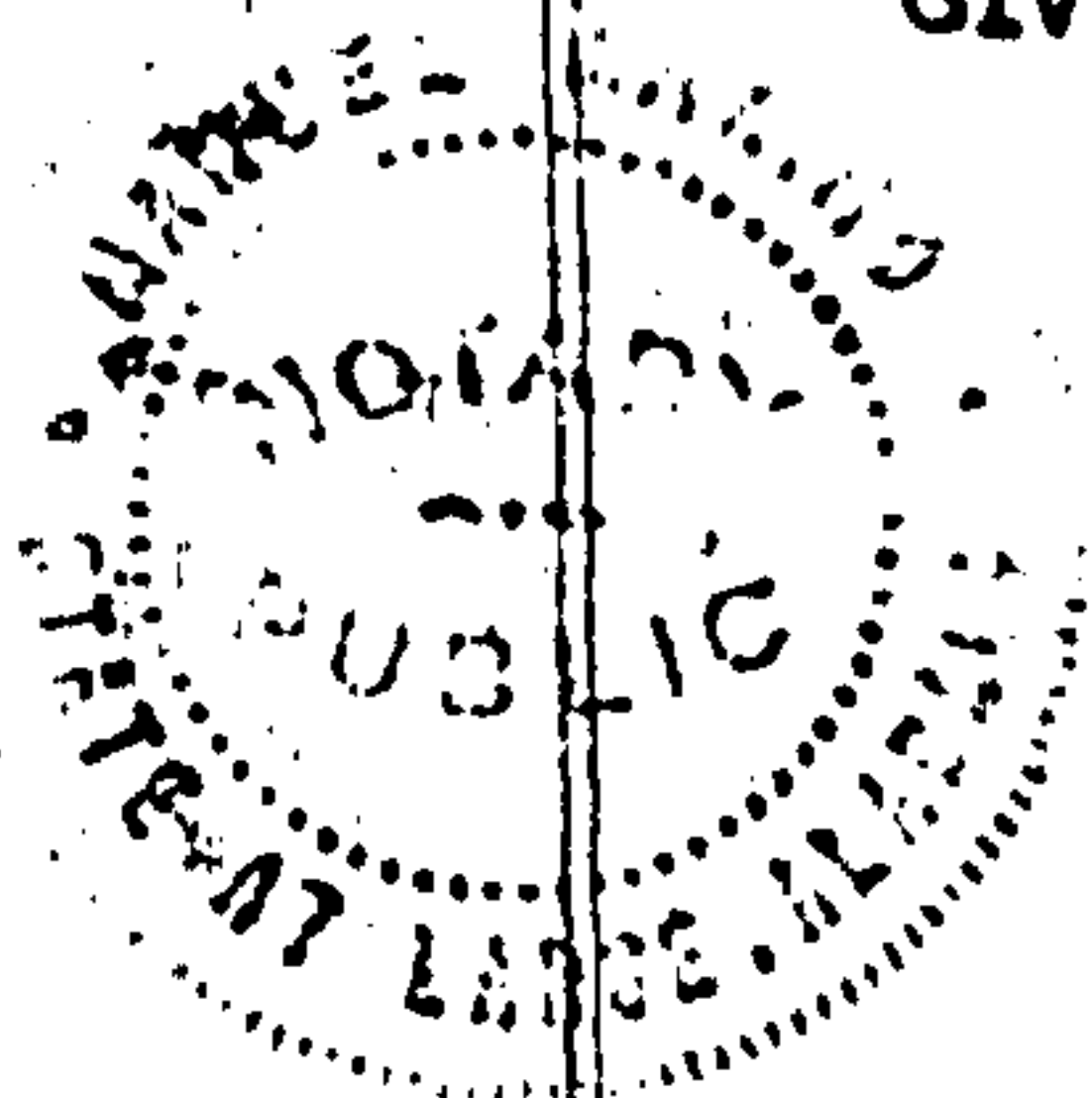
Ellen Beddow Bates (SEAL)
Ellen Beddow Bates

STATE OF ALABAMA
STATE AT LARGE

I, the undersigned, a Notary Public in and for the State of Alabama at large, hereby certify that M. Burdette Bates and wife, Ellen Beddow Bates, 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August, 1968.

M. Manuel Marino
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1968 AUG -9 AM 7:53
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consolidated
JUDGE OF PROBATE