

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, for and in consideration of the sum of Twelve Thousand Five Hundred Dollars (\$12,500.00) and other good and valuable consideration, to the undersigned grantor, ETHEA S. GULLEDGE, a widow, in hand paid by BILL L. HARBERT and EDWIN M. DIXON, as joint trustees under a certain declaration of trust dated September 18, 1968, the receipt whereof is hereby acknowledged, I, the said grantor, ETHEA S. GULLEDGE, have sold, and I do hereby grant, bargain, sell and convey unto said grantees, BILL L. HARBERT and EDWIN M. DIXON, as joint trustees under a certain declaration of trust dated September 18, 1968, as above referred to the following described real property, situated in Shelby County, Alabama, to-wit:

All that part of the East half of the East half of the Southwest quarter of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, lying North of Valleydale Road and containing 22 acres, more or less; mineral and mining rights excepted. The fee to the soil underlying said Valleydale Road to the center of said road is specifically made an appurtenance to this conveyance to whatever extent the grantor owns the same.

Subject to rights granted to Shelby County under the public road right of way deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 177, page 28, and to rights granted to Alabama Power Company as shown by transmission line permit recorded in Deed Book 139, page 156 in the Probate Office of Shelby County, Alabama, and also subject to any other recorded or unrecorded utility easement or right of way which would be disclosed by an accurate survey and inspection of the premises.

TO HAVE AND TO HOLD the said property unto the said BILL L. HARBERT and EDWIN M. DIXON, as joint trustees under a certain declaration of trust dated September 18, 1968, their successors and assigns, forever.

And I do for myself, and for my heirs, executors and administrators, covenant with the said grantees, their successors and assigns, that I am lawfully seized in fee simple of said premises;

that said premises are free and clear of all encumbrances; that I have a good and lawful right to sell and convey said property as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their successors and assigns, forever, against the lawful claims of all persons. I, the said grantor, do for myself and for my heirs, executors and administrators, expressly covenant with the grantees, their successors and assigns and do warrant to them that there are no rights outstanding from my title to said lands which would allow any strip mining on said property.

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this the 3rd day of March 1970.

Etha S. Gulledge (SEAL)
Etha S. Gulledge

STATE OF ALABAMA)
SHELBY COUNTY)

STATE OF ALA. SHELBY CO.

I, the undersigned Notary Public, in and for said county
in said state, hereby certify that Etha S. Gulledge, a widow, 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, she executed the same voluntarily on the day the
same bears date.

Given under my hand and seal this the 3rd day of March
1970.

Henry H. Johnson
Notary Public
My Commission Expires 2-18-72

