

This instrument was prepared by

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Form 1-1-6 Rev. 1-66

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 ----- DOLLARS,

to the undersigned grantor, Sepco, Inc. a corporation,
in hand paid by

Duncan & Gilliam Construction Company, Inc.

the receipt of which is hereby acknowledged, the said Sepco, Inc.

does by these presents, grant, bargain, sell and convey unto the said
Duncan & Gilliam Construction Company, Inc.

the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, more particularly described as follows: Begin at the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence south along the west line thereof, a distance of 253.12 feet; thence northeasterly a distance of 255.27 feet to a point in the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence west along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 40.01 feet to the point of beginning, ALSO a parcel of land located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, more particularly described as follows: Begin at the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence north along the west line thereof, a distance of 223.28 feet to a point on Cahaba Valley Creek; thence south-westerly along Cahaba Valley Creek to the intersection with the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence east along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 295 feet to the point of beginning; ALSO begin at SW corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 12, run east along South line 40.01', thence North parallel with West line of said $\frac{1}{4}$ - $\frac{1}{4}$ 223.28', more or less, to East bank of said creek, thence West to Center of said creek, thence Southwesterly along said center line of creek to West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, thence Southerly to point of beginning.

TO HAVE AND TO HOLD, To the said Duncan & Gilliam Construction Company, Inc.,
its successors ~~and~~ and assigns forever.

And said Sepco, Inc. does for itself, its successors
and assigns, covenant with said Duncan & Gilliam Construction Company, Inc., its successors

~~and~~ and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said
Duncan & Gilliam Construction Company, Inc., its successors

~~and~~ and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said

Sepco, Inc.

President,

has hereto set its signature and seal, this the

28TH

, who is authorized to execute this conveyance,
day of February

ATTEST:

SEPCO, INC.

By

R. Larry Culver
Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned
said State, hereby certify that
whose name as President of Sepco, Inc.
a corporation, 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, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

a Notary Public in and for said County, in

Given under my hand and official seal, this the 28TH day of February

Paula D. Dunn
Notary Public