

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

See Integ Book 324 page 521

In Consideration of Two Hundred Twenty-Eight Thousand Three Hundred Seventy and No/100 (\$228,370.00) Dollars to the undersigned grantors, STEVE RUSSO and JULIA EARLY RUSSO, in hand paid by J&M DEVELOPMENT CORP., the receipt whereof is acknowledged, we the said STEVE RUSSO and wife, JULIA EARLY RUSSO, do

Grant, Bargain, Sell and Convey unto the said J&M DEVELOPMENT CORP. the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel #1:

Begin at the Southeast Corner of the Southeast Quarter of the Southwest Quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence run in a Northerly direction along the East line of said Quarter-Quarter a distance of 797.87 feet; thence turn an angle to the left of 67 degrees, 14 minutes and 11 seconds and run in a Northwesterly direction a distance of 322.64 feet; thence turn an angle to the left of 107 degrees and 30 minutes and run in a Southerly direction a distance of 100.00 feet; thence turn an angle to the right of 84 degrees and 45 minutes and run in a Westerly direction a distance of 155.00 feet; thence turn an angle to the left of 90 degrees, 00 minutes and run in a Southerly direction a distance of 8.00 feet; thence turn an angle to the right of 90 degrees, 00 minutes and run in a Westerly direction a distance of 200.00 feet; thence turn an angle to the left of 90 degrees, 00 minutes and run in a Southerly direction a distance of 800.00 feet to its intersection with the South line of said Southeast Quarter of Southwest Quarter of Section 36; thence turn an angle to the left of 88 degrees, 41 minutes and 49 seconds and run in an Easterly direction along the South line of said Quarter-Quarter a distance of 662.05 feet to the point of beginning;

Parcel #2:

Commence at the Southeast Corner of the Southeast Quarter of the Southwest Quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence run in a Northerly direction along the East line of said Quarter-Quarter a distance of 797.87 feet to the point of beginning; thence turn an angle to the left of 67 degrees, 14 minutes and 11 seconds and run in a Northwesterly direction a distance of 322.64 feet; thence turn an angle to the left of 107 degrees, 30 minutes and run in a Southerly direction a distance of 100.00 feet; thence turn an angle to the right of 84 degrees, 45 minutes and run in a Westerly direction a distance of 155.00 feet; thence turn an angle to the left of 90 degrees, 00 minutes and run in a Southerly direction a distance of 8.00 feet; thence turn an angle to the right of 90 degrees, 00 minutes and run in a Westerly direction a distance of 200.00 feet; thence turn an angle to the right of 90 degrees, 00 minutes and run in a Northerly direction a distance of 509.72 feet to its intersection with the South line of said Southeast Quarter of Southwest Quarter of Section 36; thence turn an angle to the left of 88 degrees 53 minutes, 55 seconds and run in a Westerly direction along the North line of said Quarter-Quarter a distance of 100.00 feet; thence turn an angle to the right of 97 degrees and 45 seconds and run in a Northerly direction a distance of 315.00 feet; thence turn an angle to the right of 37 degrees, 45 minutes and run in a Northeasterly direction a distance of 490.00 feet; thence turn an angle to the right of 21 degrees, 38 minutes and 42 seconds and run in a Northeasterly direction a distance of 289.62 feet; thence turn an angle to the left of 81 degrees, 21 minutes and 51 seconds and run in a Northwesterly direction a distance of 370.00 feet; thence turn an angle to the right of

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56 degrees and 30 minutes and run in a Northeasterly direction a distance of 250.00 feet to the Northeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 36; thence turn an angle to the right of 136 degrees, 36 minutes and 15 seconds and run in a Southerly direction along the East line of said Northeast Quarter of Southwest Quarter of said Section 36 a distance of 1,826.23 feet to the point of beginning;

Parcel #3:

Begin at the Southwest Corner of the Northeast Quarter of the Southwest Quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence run in an Easterly direction along the South line of said Quarter-Quarter a distance of 561.72 feet; thence turn an angle to the left of 82 degrees, 15 minutes and run in a Northeasterly direction a distance of 315.00 feet; thence turn an angle to the right of 37 degrees, 45 minutes and run in a Northeasterly direction a distance of 490.00 feet; thence turn an angle to the right of 21 degrees, 38 minutes, 42 seconds and run in a Northeasterly direction a distance of 289.62 feet; thence turn an angle to the left of 81 degrees, 21 minutes, 51 seconds and run in a Northwesterly direction a distance of 370.00 feet; thence turn an angle to the right of 56 degrees, 30 minutes, and run in a Northeasterly direction a distance of 250.00 feet to the Northeast Corner of said Northeast Quarter of said Southwest Quarter of Section 36; thence turn an angle to the left of 102 degrees, 32 minutes and 20 seconds and run in a Northwesterly direction a distance of 636.08 feet to its intersection with the Southeasterly right of way line of Valley Dale Road; thence turn an angle to the left of 84 degrees, 22 minutes and 45 seconds and run in a Southwest-erly direction along said Southeasterly right of way line of Valley Dale Road, a distance of 1,023.36 feet to the point of commencement of a curve to the left having a Central angle of 23 degrees 32 minutes and a radius of 988.41 feet; thence continue along the arc of said curve a distance of 405.97 feet to its intersection with the West line of said Northeast Quarter of Southwest Quarter of Section 36; thence from the cord of last described curve turn an angle to the left of 24 degrees, 41 minutes and 12 seconds, and run in a Southerly direction along the West line of said Quarter-Quarter a distance of 423.34 feet to the point of beginning; SUBJECT TO:

1. Taxes due October 1, 1972;
2. Right of way to Alabama Power Co. recorded in Vol. 101, page 550, and Vol. 245, page 116, in the Probate Office of Shelby County, Alabama;
3. Right of way to Shelby County, Alabama recorded in Vol. 135, page 365, in said Probate Office;
4. Mineral and mining rights and rights incident thereto recorded in said Probate Office (Parcel #1);
5. 50 foot easement or right of way for roadway to provide access to and from James Douglas Clacker and Arthur Charles Scott tract, as described in Vol. 237, page 332. Less and except any part subject property which presently lies within boundary of any roadway (Parcels #1 and #3);

TO HAVE AND TO HOLD to the said J&M DEVELOPMENT CORP., its successors and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said J&M DEVELOPMENT CORP., its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as above noted; 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 J&M DEVELOPMENT CORP., its successors and assigns forever, against the



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lawful claims of all persons.

IN WITNESS WHEREOF, we have each hereunto set our hand and seal, this 26 day of July, 1972.



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Steve Russo (SEAL)
Steve Russo

Julia Early Russo (SEAL)
Julia Early Russo

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Steve Russo and wife, Julia Early Russo, 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 26th day of July, 1972.

Bruce L. Gordon
Notary Public

Prepared by Richard S. Riley

SPAIN, GILLON, RILEY, TATE & ANSLEY

John A. Hand Building

Birmingham, Alabama 35203

STATE OF ALA. SHELBY CO.
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INSTRUMENT WAS FILED
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