

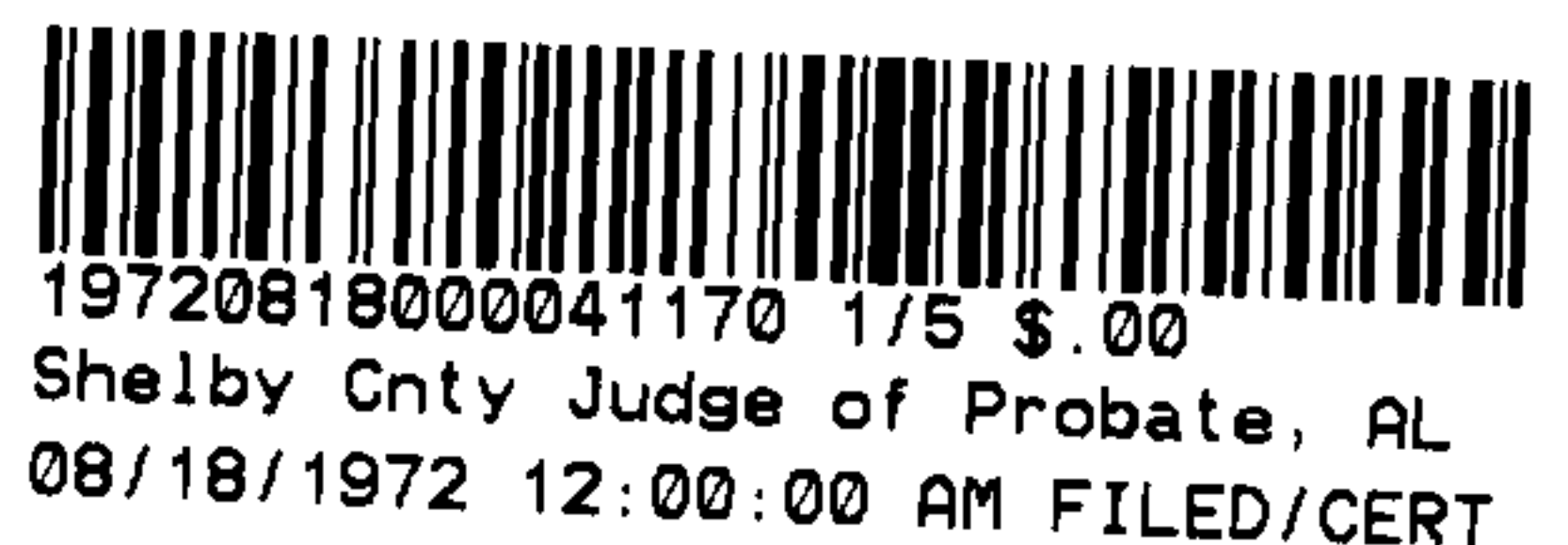
STATE OF ALABAMA

JEFFERSON COUNTY

WARRANTY DEED

11255

KNOW ALL MEN BY THESE PRESENTS:



That in consideration of One Thousand and No/100 (\$1,000.00) Dollars, and other good and valuable considerations to the undersigned grantor, Alabama Mineral Land Company, a corporation, in hand paid by R. Hugh Daniel, Sr., the receipt of which is hereby acknowledged, the said Alabama Mineral Land Company does by these presents grant, bargain, sell and convey unto the said R. Hugh Daniel, Sr. the real estate, described as Tract No. 4 in Exhibit "A" attached hereto and made a part hereof as though fully set out herein, all of which said land is situated in Shelby County, Alabama.

This conveyance is subject to the following:

(a) Ad valorem taxes due and payable October 1, 1972, which Grantor and Grantee will prorate as of date of delivery of this deed when the correct amount thereof has been ascertained;

(b) Any mineral and mining rights not owned by Grantor herein;

(c) All easements and rights of way of record in the Probate Court of Shelby County, Alabama, and other agreements, if any, of record in said Probate Court pertaining to the use of or in any way affecting said property, and is further subject to the rights of persons in possession of any part of the premises described hereinabove, encroachments, overlaps, deficiency in quantity of land, rights of way for any existing roads any or all of which may not be filed for record in said Probate Court and any other matters not of record in said Probate Court which would be disclosed by an accurate survey and inspection of said premises. Notwithstanding the fact the Exhibit "A" attached hereto makes reference to a specific number of acres included in the various parcels of land described therein, Grantor herein makes no warranty, promise, agreement or representation that any of said acreage figures are correct or even approximately correct as therein stated, or that there are a specific number of acres included in any one or more of said parcels, or that the total acreage designated in said Exhibit "A" is correct or even approximates the correct number of acres actually included therein as may be ultimately determined by an actual survey of said property. Grantee herein assuming full responsibility for the number of acres actually included in any one or more or all of the parcels described in Exhibit "A" attached hereto;

(d) Any zoning ordinances pertaining to said property.

TO HAVE AND TO HOLD, to the said R. Hugh Daniel, Sr., his successors and assigns forever.

And said Alabama Mineral Land Company does for itself, its successors and assigns, covenant with said R. Hugh Daniel, Sr., his successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 R. Hugh Daniel, Sr., his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Alabama Mineral Land Company, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of AUGUST, 1972.

ALABAMA MINERAL LAND COMPANY

By [Signature]
President

ATTEST:

[Signature]
Secretary

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Shelby Cnty Judge of Probate, AL
08/18/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSHUA R. ODEN JR., whose name as President of Alabama Mineral Land Company, 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.

Given under my hand and official seal, this the 17th day of AUGUST, 1972.

[Signature]
Notary Public

Notary Public, Jefferson County, Alabama
My Comm. Exp. 12/31/1974

BOOK 275 PAGE 780

Attached is a description of the land in Tract No. 4 and is described as follows:

	SEC.	TWP.	RGE.	ACRES
SE $\frac{1}{4}$ of SW $\frac{1}{4}$, less R/O/W for U. S. Highway 280	32	18-S	1-W	32 Fee
E $\frac{1}{2}$ of E $\frac{1}{2}$ of SE $\frac{1}{4}$, Surface.	32	18-S	1-W	160
W $\frac{1}{2}$ of E $\frac{1}{2}$ and W $\frac{1}{2}$ of SE $\frac{1}{4}$, Fee				
Certain property in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 32 being and ling on the south line of the following described boundary line, to-wit: Starting at the SE corner of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and running northwest and crossing the public road at a stake near said road, and running northwest to the original west line of said forty in Section 32, Township 18 South, Range 1 West, all south of the above described line, said tract of land containing 10 acres, more or less, less easements and R/O/W of record.	32	18-S	1-W	10 Fee

Also the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, except 10 acres, more or less in the southwest corner of said forty acres, said part excepted lying south and west of the middle of the lane or line dividing and running between the lands of Howell Person and T. R. Krider, said part excepted being more particularly described as follows: Start at an iron pin, being the point of beginning, common to the southwest corner of the C.G. Elliott property at the SE corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 32, Township 18 South, Range 1 West and then run along the south base section line of Section 32 for 1336.01 feet on a bearing of north 86 deg. 34 min. west to the T.C.I. Section corner common to Sections 31 and 32 in Township 18 South, Range 1 West, and Sections 5 and 6 in Township 19 South, Range 1 West; thence turn an interior angle to the left of 88 deg. 42 min. and run 763.9 feet along the west base section line of Section 32 to another iron pin common to the C.G. Elliott property; thence turn an interior angle of 76 deg. 27 min. to the left and run a distance of 154.01 feet to another pin which at about this point becomes the apparent center line of an old lane, trail or road, at which point an exterior angle of 9 deg. 23 min. is turned to the right and a distance of 892.3 feet is run (crossing the center line of the paved Lake Purdy-Indian Springs road at 282.5 feet and thereafter following the approximate center line of a well defined lane, road or trail to the point of commencement), to another iron pin where another exterior right angle of 21 deg. 42 min. is turned; thence run a distance of 294.4 feet to another iron pin where an exterior angle of 5 deg. 2 min. is turned to the left and a distance of 108.9 feet is run to another pin; thence turn an exterior angle of 5 deg. 45 min. to the right and run a distance of 99.7 feet to the iron pin of beginning, common to the C.G. Elliott property and being the southeast corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 32, Township 18 South, Range 1 West, less all easements and rights-of way of record.

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N $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$	5	19-S	1-W	20 Fee
All of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, EXCEPT that part heretofore conveyed by C.G. Elliott to Robert Smith on August 10, 1953, as shown by deed recorded in Deed Book 161 page 543 in the Office of the Judge of Probate of Shelby County, Alabama, containing approximately 8.76 acres, and EXCEPT that part along the Florida Short Route Highway owned by J.T. Lacey description of said property being found recorded in Deed Book 105 page 215 in the Probate Office of Shelby County, Alabama, and except all easements and rights-of-way of record, including the .12 acres described as Parcel No. 3 in NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 5 and being a part of Parcel No. 14 of Project F214 (15) recorded in Right-of-Way Map Book No. 3 page 30 in said Probate Office.	5	19-S	1-W	25 Fee



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This conveyance is also subject to the following instruments, documents, conveyances, proceedings, understandings, or agreements of any kind or nature pertaining to or in any way affecting the real property described in the within conveyance which are filed for record in the Office of the Judge of Probate as aforesaid; Any such instruments, documents, conveyances, proceedings, or agreements of any kind or nature pertaining to the use of or in any way restricting or affecting said property; transmission line permits; easements or rights-of-way; roadways; pipe line permits; lis pendens notices in connection with condemnation proceedings for highway, rights-of-way, roadways and other purposes; conveyances made to Shelby County, Alabama, or to the State of Alabama for roadway highway and other purposes; title to all minerals not owned by grantor, within and underlying the premises, together with all mining and mineral rights and other rights, privileges, and immunities relating thereto; any instruments containing release of damages pertaining to the use of or in any way affecting said property, or any part thereof.



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No vendor's lien is reserved.

Grantor warrants and represents that no one other than Grantor is in possession of any part of the property described hereinabove, except the following:

- (a) A Filling Station known as the Rock Store in possession of the heirs of Taft Sheets under written lease dated January 1, 1967.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1972 AUG 18 PM 12:41

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Conrad P. Brundage
JUDGE OF PROBATE