

This instrument was prepared by

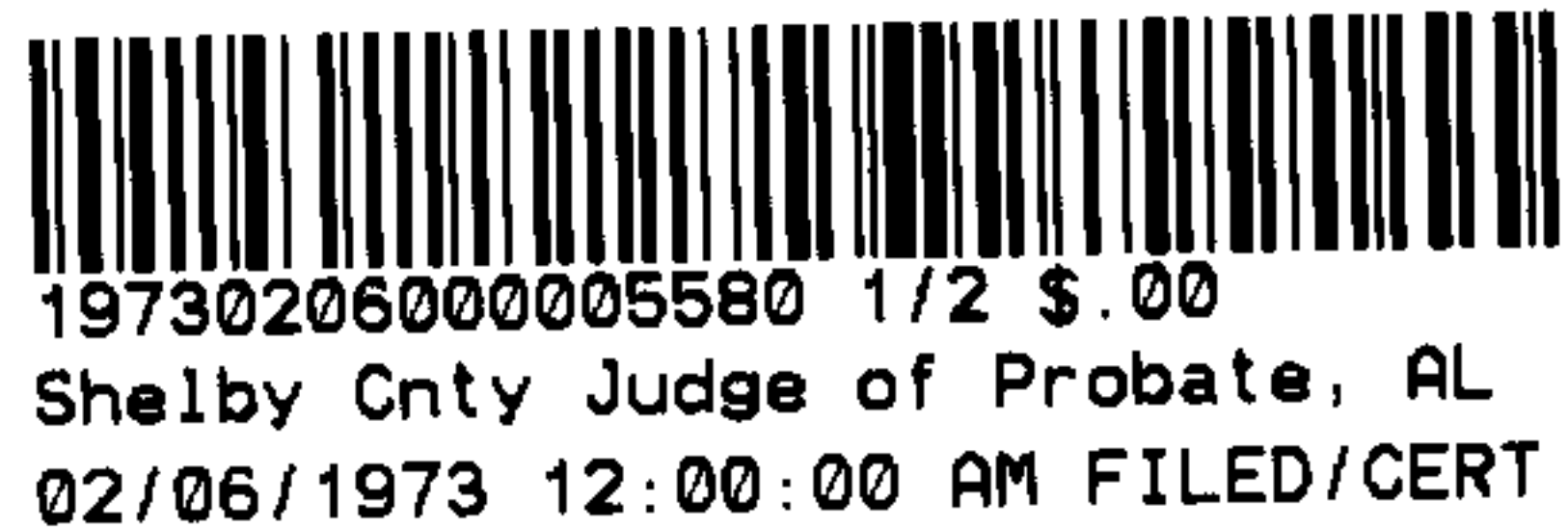
(Name) William J. Ward  
(Address) Balch, Bingham, Baker, Hawthorne, Williams & Ward  
P. O. Box 306, Birmingham, Alabama 35201

Form 1-1-57 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:



That in consideration of One Hundred Forty Thousand Dollars (\$140,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, ~~+~~  
~~or~~ we, JAMES J. HICKS and wife, JOAN L. HICKS

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
GRAVLEE-WYATT DEVELOPMENT COMPANY, INC.

(herein referred to as grantee, whether one or more), the ~~following described~~ real estate, situated in  
Shelby County, Alabama, ~~to-wit:~~ and described  
in Exhibit "A", which is attached hereto and made a part hereof as if fully  
set out herein.

BOOK 278 PAGE 507

TO HAVE AND TO HOLD to the said grantee, ~~his, her or their heirs~~ <sup>its successors</sup> and assigns forever.

And ~~+~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEE, ~~their heirs~~ and assigns, that ~~I am~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~I~~ (we) have a good right to sell and convey the same as aforesaid; that ~~+~~ (we) will and ~~my~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, ~~their heirs~~ and assigns forever, <sup>its successors</sup>

IN WITNESS WHEREOF, ~~we~~ have hereunto set <sup>our</sup> hands(s) and seal(s), this <sup>3rd</sup> day of February, 19 73

(Seal) \_\_\_\_\_ (Seal) James J. Hicks  
(Seal) \_\_\_\_\_ (Seal) Joan L. Hicks  
(Seal) \_\_\_\_\_ (Seal) \_\_\_\_\_

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, Mrs. Bettie C. Walker, a Notary Public in and for said County, in said State, hereby certify that James J. Hicks and wife, Joan L. Hicks whose name s 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 3rd day of February, A. D., 19 73

Mrs. Bettie C. Walker  
Notary Public



## EXHIBIT A

19730206000005580 2/2 \$.00  
 Shelby Cnty Judge of Probate, AL  
 02/06/1973 12:00:00 AM FILED/CERT

E1/2 of SE1/4 Section 18, Township 19 South, Range 2 East.  
 E1/2 of NE1/4 Section 19, Township 19 South, Range 2 East.  
 W1/2 of NW1/4 Section 20, Township 19 South, Range 2 East.  
 NW1/4 of SW1/4 Section 20, Township 19 South, Range 2 East.  
 All land North of Gallups Crossroads in the NE1/2 of the  
 NE1/4 of the SW1/4 Section 20, Township 19 South, Range 2  
 East, except six (6) acres in East side and except land  
 South of road leading from Gallups Crossroads into NW1/4  
 of SW1/4 Section 20, Township 19 South, Range 2 East, ten  
 (10) acres, more or less.

NE1/4 of SE1/4 of Section 19, Township 19 South, Range 2  
 East.

SW1/4 of SW1/4, Section 20, Township 19, Range 2 East,  
 EXCEPT 5 acres in a square shape in the Southeast corner;  
 thereof; and also EXCEPT the W1/2 of the SW1/4 of SW1/4 of  
 said Section 20.

Also all that part of the SE1/4 of SW1/4, Section 20, Town-  
 ship 19, Range 2 East, lying West of the Vincent paved road.

This conveyance is made subject to:

1. Taxes due in the year 1973, a lien but not yet payable.
2. Easements to Alabama Power Company in Vol. 160, page 422;  
 Vol. 172, page 188; Vol. 172, page 214; Vol. 129, page 319;  
 Vol. 142, page 324; Vol. 129, page 149; Vol. 107, page 230;  
 Vol. 107, page 231; Vol. 142, page 331; Vol. 172, page 214;  
 Vol. 172, page 188, Deed Book 232, page 356; and Deed Book  
 248, page 333, in the Probate Office of Shelby County,  
 Alabama.
3. Rights of way in favor of Shelby County, Alabama, in Vol.  
 95, page 528; Vol. 104, page 446; and Vol. 170, page 18, in  
 said Probate Office.
4. Easement to Colonial Pipeline Company in Vol. 220, page 929,  
 in said Probate Office.
5. Easement to Sou. Bell Telephone & Telegraph Co. recorded in  
 said Probate Office in Deed Book 250, page 336.
6. Subject to agreement concerning boundary line with Howard  
 Payton, Jr. recorded in Deed Book 275, page 470.
7. All easements to Alabama Power Company and other utility  
 companies; to Shelby County, Alabama; to Colonial Pipe Line  
 Company; and any and all other easements, roadways, rights-  
 of-way, or other instrument pertaining to the use and  
 occupancy of the real property described hereinabove which  
 are filed for record in the Office of the Judge of Probate  
 of Shelby County.
8. Deficiency in quantity of land, boundary line disputes,  
 roadways, unrecorded easements, or any matters not of  
 record, which would be disclosed by an accurate survey and  
 inspection of the premises.
9. Transmission line permit to Alabama Power Company recorded  
 in Deed Book 129, page 170, in said Probate Office.

All in Shelby County, Alabama.

BOOK 278 PAGE 508

U.C.C. FILE NUMBER OR  
 REC. BOOK PAGE 3 SHOWS ABOVE

STATE OF ALA. SHELBY CO.  
 CLERK  
 INSTRUMENT WAS FILED  
 1973 FEB -6 AM 9:22