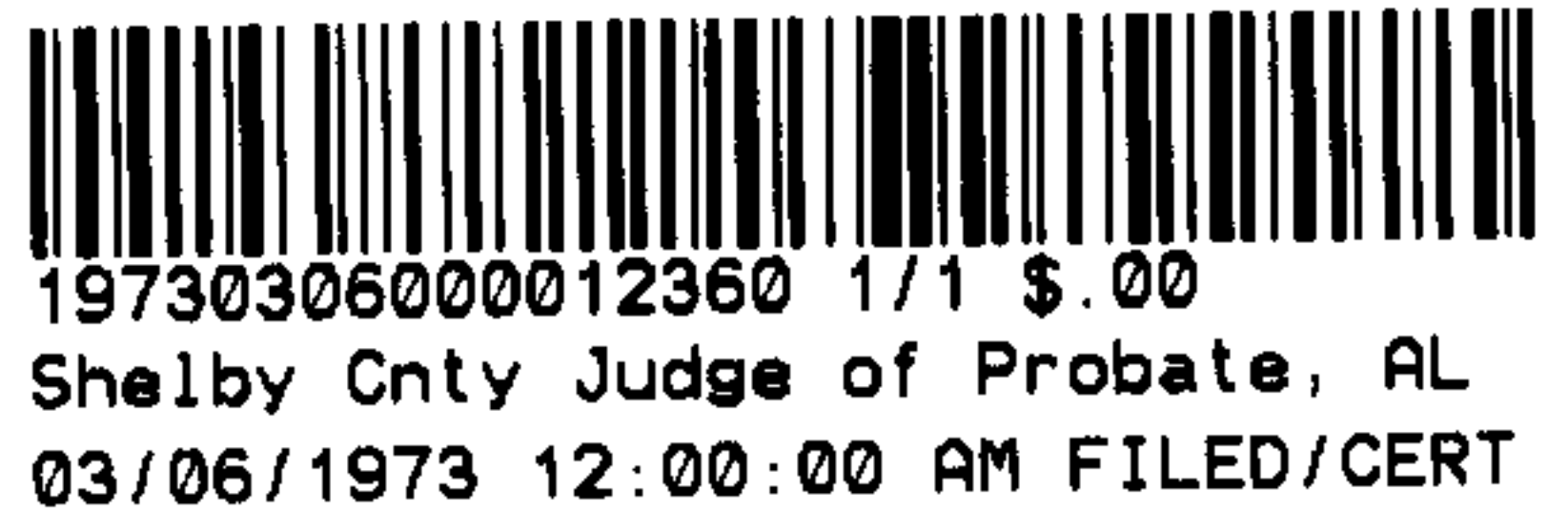


This instrument was prepared by
James R. Moncus, Jr.
(Name)

(Address) 1228 South 21st Place, Birmingham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

3597

That in consideration of One and no/100 dollars and love and affection

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James Roy Moncus and wife Gladys McCain Moncus

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Gladys McCain Moncus, a married woman

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at a point 590 feet West of the Southeast corner of the West 1/2 of Section 28, Township 19 South, Range 2 West, thence North 2417 feet; thence 58 degrees, 44 minutes right 282.85 feet; thence 90 degrees, 00 minutes left 229.13 feet; thence 90 degrees, 00 minutes right 183.30 feet; thence 75 degrees, 47 minutes left 2524 feet; thence West 752.25 feet; thence South 87.64 feet; thence 24 degrees, 46 minutes left 2845 feet; thence 83 degrees, 30 minutes right, including only to the center line of public road 1020 feet to a fence line marking the boundary line between the McGuire and J.M.C. Johnson farms; thence 90 degrees, 46 minutes left along said fence line 509.30 feet; thence 6 degrees, 12 minutes left 151.75 feet; thence 2 degrees, 35 minutes, right 270.45 feet to an old water-gap site and Creek; thence down along and including the meanders of said Creek to the center line thereof, 1554 feet, more or less, to its intersection with the South boundary line of Section 28, Township 19 South, Range 2 West; thence East along said boundary line 860 feet, more or less, to point of beginning.

Except highway right of way; except lot sold to Bruce Bailey as shown by deed recorded in Deed Book 169 page 391, and also except lot sold to Hubert K. Joiner and Dorothy Christine Joiner, as shown by deed recorded in Deed Book 176, page 192, situated in Shelby County, Alabama, and also except that portion of said property heretofore sold to Steve Russo and wife Julia Early Russo and which tract is particularly described in a mortgage recorded in Volume 267 page 123 in the Probate Office of Shelby County, Alabama, and also except a lot sold to Madison C. Richards on or about December 31, 1963 and recorded in the Probate Office of Shelby County, Alabama.

The Grantor, Gladys McCain Moncus is one and the same person as the grantee Gladys McCain Moncus and it is the purpose and intent of this instrument to convey absolute fee simple title to the grantee as herein expressed as fully and completely as if same had been conveyed by a third party.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 3rd day of January, 1973.

(Seal)

(Seal)

(Seal)

James Roy Moncus
Gladys McCain Moncus
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Roy Moncus and wife Gladys McCain Moncus 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of January, A. D., 1973.

Notary Public.