

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten & No/100 Dollars (\$10.00), cash in hand paid by Allen Montgomery and James Thornton, herein referred to as Grantees, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption of and agreement to pay the unpaid balance on a mortgage dated March 9, 1972, to the Central Bank and Trust Company, Birmingham, Alabama encumbering the property hereinafter described and conveyed, appearing of record in the Office of the Probate Judge of Shelby County, Alabama, in Mortgage Book 321, page 475, the undersigned Eugene M. McLain and Wife, Geraldine P. McLain, herein referred to as Grantors, hereby give, grant, bargain, sell and convey unto the said Grantees the following described real estate lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land located in the S 1/2 of SW 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the SW corner of SE 1/4 of SW 1/4 of said Section 12; thence to an Easterly direction along the Southerly line of said 1/4-1/4 Section a distance of 172.30 feet to a point in the Northwesternly right of way line of Highway 31; thence 63 deg. 32' left, in a Northeasterly direction along said right of way line a distance of 837.68 feet; thence 115 deg. 57' left in a westerly direction a distance of 413.61 feet, thence 59 deg. 40' left in a Southwesterly direction a distance of 269.64 feet to a point in the Westerly line of said 1/4-1/4 Section; thence 0 deg. 24' right in a Southwesterly direction a distance of 610.76 feet to a point in the Southerly line of the SW 1/4 of SW 1/4 of said Section 12; thence 121 deg. 15' left in an Easterly direction a distance of 322.17 feet to the point of beginning.

Being the same property conveyed by Maurice D. Alley, Jr. and wife, Ann C. Alley, to Eugene M. McLain by deed dated March 9, 1972, filed for record in the office of Probate, County of Shelby, State of Alabama, on March 14, 1972, at 9:39 o'clock A.M., and recorded in Deed Book 273 page 165.

TO HAVE AND TO HOLD the above-described real estate with rights, tenements and appurtenances thereunto belonging or in anywise appertaining unto the said Grantees, their heirs and assigns forever. An the said Grantors, for and in consideration of the premises, warrant and will forever defend the title to the above premises unto the said Grantees, their heirs and assigns, from and against themselves and all and every person or persons claiming or holding under them, the said Grantors, and also against the lawful title, claim or demand of all and every person or persons whomsoever, covenanting that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except the above-described mortgage, ad valorem taxes for 1973 and subsequent years, restrictions and easements, ways and building setback lines, if any.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hands and seals, this the 7th day of March, 1973.

Eugene M. McLain (SEAL)

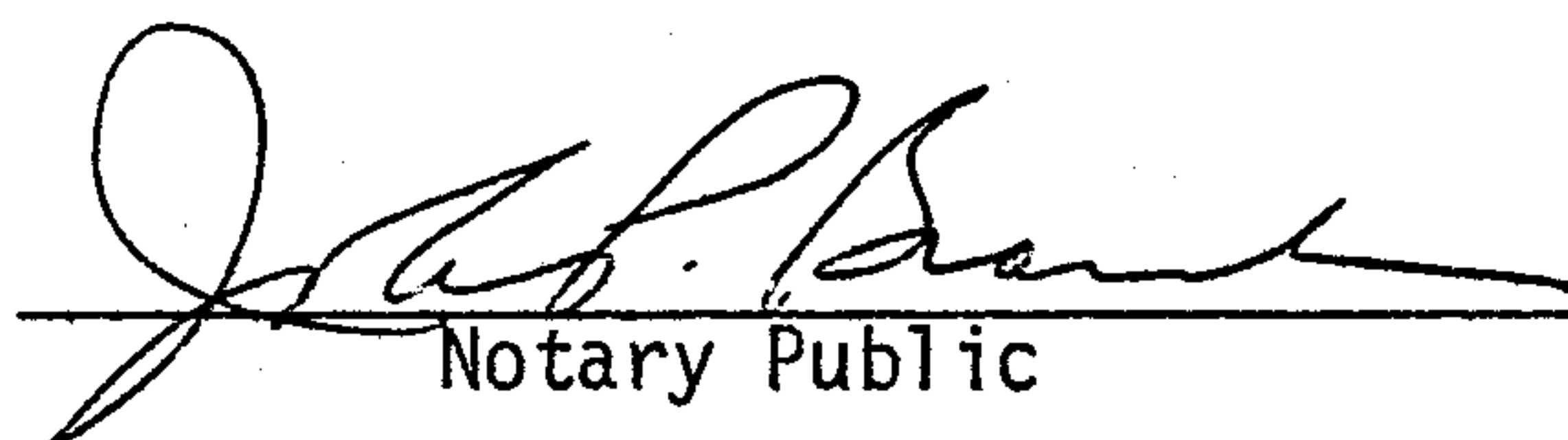
Geraldine P. McLain (SEAL)

19730522000028690 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/22/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned Notary Public in and for said County and State, hereby certify that EUGENE M. MCLAIN and wife GERALDINE P. MCLAIN 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 the 7th day of March, 1973.


Notary Public

My Commission Expires: 1-8-77

This instrument was prepared by Eugene M. McLain, P. O. Box 2209
Huntsville, Alabama.

19730522000028690 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/22/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 MAY 22 PM 3:04
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE
Conrad M. Brown