

This instrument was prepared by

(Name)

Robert O. Driggers, Attorney

(Address)

2824 Linden Avenue, Homewood, Alabama 35209

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of

One (\$1.00)

5399

Dollar

and the assumption of the hereinafter described mortgage

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

SAM W. BENNETT, an unmarried man

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

PORTSOUTH, INC.

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

NW 1/4 of SW 1/4 of Section 26, Township 20, Range 3 West, except 1.3 acres in Southwest Corner and 1.7 acres road Right of Way in Southwest corner. Said excepted 1.3 and 1.7 acre parcel being described in Exhibit "A", consisting of one page, attached hereto and incorporated herein by reference.

This conveyance is subject to the following:

1. Taxes for the year 1974.
2. Right of way to Shelby County, Alabama recorded in Volume 271, Page 725, in the Probate Office of Shelby County, Alabama.
3. Pipeline easements heretofore conveyed to Southern Natural Gas Corporation as shown by Deed Book 90, Page 497 and to Plantation Pipeline Company as shown in Deed Book 112, Page 320 in said Probate Office.

The Grantee herein, as part of the purchase price and consideration for this deed, assumes and agrees to pay the indebtedness evidenced by that certain mortgage in favor of Birmingham Trust National Bank as recorded in Volume 331, Page 129, in the Probate Office of Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
06/11/1973 12:00:00 AM FILED/CERT

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, I have hereunto set my hands(s) and seal(s), this 1st day of May, 1974.

(Seal)

[Signature]

(Seal)

(Seal)

(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 Sam W. Bennett, an unmarried man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of May

A. D. 1974

[Signature]

Notary Public

My Commission Expires May 8, 1974

BOOK 286 PAGE 745

EXHIBIT "A" CONSISTING OF ONE PAGE INCORPORATED
BY REFERENCE AS AN INTEGRAL PART OF DEED DATED
MAY 1st, 1974, WHEREIN SAM W. BENNETT IS GRANTOR
and PORTSOUTH, INC., a CORPORATION IS GRANTEE

DESCRIPTION: Part of the NW¼ of the SW¼ of Section 26, Township 20 South, Range 3 West, in Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of said quarter-quarter section and run thence westerly along the South line thereof for a distance of 722.80 feet to a point on the Northeasterly right of way line of road Project CP3-144 of Shelby County, Alabama; thence turn 43° 10' right and run Northwesterly along said right of way line for a distance of 676.18 feet to a point; thence turn 90° 00' left and run Southwesterly 20.0 feet to a point; thence turn 90° 00' right and run Northeasterly along the arc of a curve to the right having a radius of 1392.69 feet and along said right of way line for a distance of 158.67 feet to the intersection of said right of way line with the West line of said quarter-quarter section; thence turn right, with an interior angle to tangent of 141° 15' 40", and run Northerly along said West quarter-quarter section line for a distance of 767.41 feet to the Northwest corner of said quarter-quarter section; thence turn 91° 33' right and run Easterly along the North line of said quarter-quarter section for a distance of 1327.04 feet to the Northeast corner of said quarter-quarter section; thence turn 88° 36' right and run Southerly along the East line of said quarter-quarter section for a distance of 1330.82 feet to the point of beginning; except any portion of this aforedescribed property which lies within rights of way or easements of record. This description is intended to include all of said quarter-quarter section lying Northeasterly of and adjacent to said road Project CP3-144, Shelby County, Alabama, except any portion lying within rights of way or easements of record.



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Shelby Cnty Judge of Probate, AL
06/11/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY COUNTY
TO CERTIFY THIS
INSTRUMENT WAS FILED
1974 MAY -9 AM 8:27
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

BOOK 280 PAGE 746