

This instrument was prepared by

(Name) Charles O. Caddis

(Address) 503 City Federal Building, Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, J. Devon Redding and wife, Karen L. Redding as Trustees under that INDENTURE AND TRUST for the use and benefit of J. Devon Redding, Ronald W. Ross, and Allen Foster dated April 7, 1974 and recorded in Real 288, page 259 in the Probate Office of Shelby County, Alabama, hereinafter referred to as J. Devon Redding and wife, Karen L. Redding, Trustees; and J. Devon Redding, Ronald W. Ross and Allen Foster as beneficiaries under said INDENTURE AND TRUST; and J. Devon Redding and wife, Karen L. Redding, Ronald W. Ross, unmarried, and Allen Foster, unmarried, individually, (hereinafter referred to as grantors), grant, bargain, sell and convey unto Allen Foster, (hereinafter referred to as grantee), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

Part of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 29, and the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 28, Township 21 South, Range 2 West described as follows: Commence at NW corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 29, Tp 21, South, Range 2 West; run thence North 89 deg. 00' East along Northerly line thereof a distance of 675.10 feet for point of beginning; thence continue along the Northerly line of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 29 and the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 28 a distance of 1283.00 feet more or less to the Westerly right of way line of U. S. Highway 31; thence South 18 deg. 00' East along said right of way a distance of 300.00 feet; thence South 89 deg. 00' West a distance of 473.00 feet; thence South 1 deg. 00' East a distance of 50.00 feet; thence South 82 deg. 14' West a distance of 245.44 feet; thence South 87 deg. 47' West a distance of 139.48 feet; thence North 81 deg. 26' West a distance of 239.87 feet; thence South 89 deg. 00' West a distance of 278.00 feet; thence North 1 deg. 00' West a distance of 329.00 feet, more or less to point of beginning. The above described parcel contains 10.0 acres, more or less. Situated in Shelby County, Alabama

Subject to existing easements, restriction, right of ways, limitations, if any, of record.

Being the same property conveyed by Henry E. Tyson and wife, Lurline Y. Tyson, to J. Devon Redding and wife, Karen L. Redding, by deed dated March 21, 1974, filed for record in the Office of Probate, County of Shelby, State of Alabama, on March 25, 1974, at 7:35 o'clock A. M., and recorded in Deed Book 285 page 872.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless



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Shelby Cnty Judge of Probate, AL
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BOOK 289 PAGE 692

otherwise noted above; that we have a good right to sell and convey the same as afore-
said; that we will and our heirs, executors and administrators shall warrant and defend
the same to the said grantee, his heirs, assigns forever, against the lawful claims
of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13th day of
November, 1974.

J. Devon Redding
J. DEVON REDDING, Trustee

Karen L. Redding
KAREN L. REDDING, Trustee

J. Devon Redding
J. DEVON REDDING, Beneficiary

Ronald W. Ross
RONALD W. ROSS, Beneficiary

Allen Foster
ALLEN FOSTER, Beneficiary

J. Devon Redding
J. DEVON REDDING, Individually

Karen L. Redding
KAREN L. REDDING, Individually and as
spouse of J. Devon Redding

Ronald W. Ross
RONALD W. ROSS, Individually

Allen Foster
ALLEN FOSTER, Individually

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BOOK 289 PAGE 693

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

Before me, the undersigned, a Notary Public, in and for said County in said
State personally appeared J. Devon Redding and wife, Karen L. Redding, who, after being
duly sworn to tell the truth, acknowledged before me that they are the same J. Devon
Redding and wife, Karen L. Redding, who are named as Trustees in that INDENTURE AND
TRUST recorded in Real 288 page 259 and that being informed of the contents of the
foregoing and attached conveyance, they voluntarily executed the same pursuant to
their authority as such trustees on the day the same bears date.

This the 13th day of November, 1974.

Martha J. King
Notary Public

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

Before me, the undersigned, a Notary Public in and for said County in said State, personally appeared J. Devon Redding, Ronald W. Ross, and Allen Foster, who, after being duly sworn to tell the truth, acknowledged before me that they are the same J. Devon Redding, Ronald W. Ross and Allen Foster named as beneficiaries in that INDENTURE AND TRUST recorded in Real 288 page 259 in the Probate Office of Shelby County, Alabama, and, that being informed of the contents of the foregoing and attached conveyance, they, as such beneficiaries, executed the same voluntarily on the day the same bears date.

This the 13th day of November, 1974.

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Martha J. King
Notary Public

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Devon Redding and wife, Karen L. Redding, Ronald W. Ross, unmarried, and Allen Foster, unmarried, whose names are signed to the foregoing and attached 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 13th day of November, 1974.

Martha J. King
Notary Public

AFFIDAVIT

In the INDENTURE AND TRUST referred to in the foregoing and attached conveyance, Kay Redding was named as Trustee in said INDENTURE AND TRUST. This is to certify that Karen L. Redding, Grantor/Trustee in the foregoing and attached conveyance and Kay Redding, Trustee in said INDENTURE AND TRUST, are one and the same person.

This the 13th day of November, 1974.

Karen L. Redding
KAREN L. REDDING

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

Before me, the undersigned, a Notary Public in and for said County in said State, personally appeared Karen L. Redding, who, after being duly sworn to tell the truth, acknowledged before me that the facts stated in the foregoing Affidavit are true to the best of her information, knowledge and belief, and, that knowing of the contents of said Affidavit, she executed the same voluntarily on the day the same bears date.

This the 13th day of November, 1974.

Martha J. King
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 NOV 19 PM 3:59
REC. BK. & INDEX AS SHOWN
U.C.C. FILE NUMBER OF
JUDGE OF PROBATE