

This instrument was prepared by

Name) Anne W. Roberts

Address) P. O. Box 385 Pelham, Alabama 35124

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Shelby Cnty Judge of Probate, AL
03/16/1976 01:00:00 AM FILED/CERT

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One dollar and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, F. Craig Mitchell, a single man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Roy Martin Construction Inc.

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

A plot of land situated in the W 1/2 of SW 1/4 of Section 3, Township 22 South, Range 3 West, containing 20.943 acres and more exactly described as follows: Begin at the northeast corner of the SW 1/4 of SW 1/4 of said Section 3 and proceed westward along the north side of said quarter quarter section 456.18 feet to the point of beginning; thence at an azimuth of 353 deg. 24 min. 110.30 feet; thence at an azimuth of 345 deg. 38 min. 215.9 feet; thence at an azimuth of 4 deg. 41 min. 190.0 feet; thence at an azimuth of 89 deg. 47.5 min. 495.30 feet to an iron on a fence running south which is the accepted east boundary of this property; thence south along this fence 1858.2 feet to intersection with another fence forming the accepted south boundary of this property, and is approximately along the south side of this section; thence westward along this fence 470.3 feet to an iron on creek bank; thence follow this fence westward about 17.0 feet to center of creek; thence follow the centerline of this creek northward about 673.0 feet to a point about 50.0 feet southwest of an iron marker on east bank of creek; thence 50.0 feet northeast to this marker; thence at an azimuth of 18 deg. 24 min. 274.75 feet; thence at an azimuth of 353 deg. 24 min. 430.25 feet to point of beginning.

There is excepted herefrom any portion of the hereinafter described easement which crosses the above land. Said easement being described as being 16' in width, the center line of which begins 416.62 feet west of the northeast corner of land having been purchased from Drapers by Jimmy W. Bice and Joyce Mullins Bice; run thence south 4 deg. 41 min. west a distance of 933.2 feet to the point of ending.

There is granted to the said Roy Martin Construction Inc. the right of ingress and egress over and along said easement.

The above property shall be used for residential and/or agricultural purposes only. This shall be a covenant running with said property.

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 3rd day of December, 1975

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Anne Walker Roberts, a Notary Public in and for said County, in said State, hereby certify that F. Craig Mitchell, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 1975

Anne Walker Roberts

Notary Public