This instrument was prepared by:

Harrison and Conwill Attorneys at Law Columbiana, Alabama 35051 6108

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY

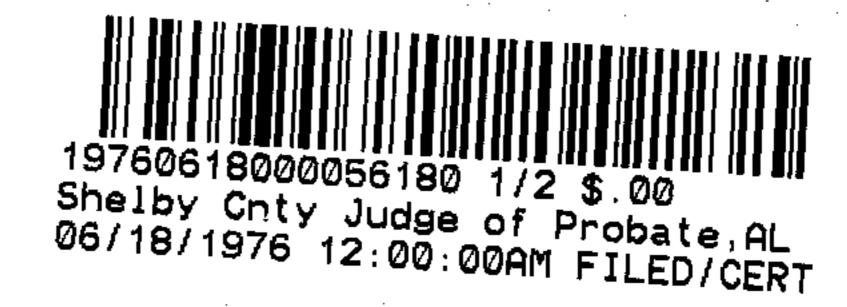
Lee Mfg 355-429
KNOW ALL MEN BY THESE PRESENTS: That in consideration of Sixty-Six

Thousand and no/100 Dollars and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where of is acknowledged, I or we, Harry W. Dearing, Jr. and wife, Sybil B. Dearing, therein referred to as grantor, whether one or more), grant, bargain, sell and convey unto J. Harris Development Corporation (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commencing at the NW corner of Section 23, Township 20, Range 3 West; thence south along the west line of said Section 23, a distance of 411.13 feet to the point of beginning; thence east and parallel to north line of Section 23, a distance of 1317.50 feet to the 1-4 line of the NW4 of said Section 23; thence north along said 2-2 line to the west boundary of the R.O.W. of Shelby County Road #52; thence in a southeasterly direction and along said R.O.W. boundary to the south boundary of the Southern Natural Gas line easement; thence in a southwesterly direction and along the south boundary of said easement 340.08 feet to the 12-2 line of the said NW2 of Section 23; thence south along said \(\frac{1}{2} \) line 1968,99 feet to the \(\frac{1}{2} \) Section line of said Section 23; thence west along said \{2} Section line 2060,30 feet to the east boundary of the R.O.W. of Shelby County Road #95; thence north along said R.O.W. to a point 350.0 feet north of the said & Section line; thence east and parallel to said > Section line 1260.30feet; thence north, parallel to west line of said Section 23 a distance of 335.0 feet; thence 90 deg. left in a westerly direction a distance of 100.0 feet; thence 29 deg. 43 min. 23 sec. right in a northwesterly direction a distance of 150.87 feet; thence 17 deg. 08 min. 31 sec. right in a northwesterly direction a distance of 430 feet, more or less, to the west line of said Section 23; thence north along said line 1195.66 feet to the point of beginning.

All above acreage located within the city limits of the City of Helena will be used for residential purposes only.

The grantors do hereby reserve a 6 foot easement for the water line located on the above described property, which line begins at the west boundary of the above described land and runs in an easterly direction approximately 30 feet south of and parallel to the City of Helena's water easement to the crest of the ridge where the Dearing water line adjoins Helena's city water line, with the right to repair and maintain said water line.



And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 16th day of June, 1976.

Harry W. Dearing, VP (SEAL)

State of Alabama

Shelby County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harry W. Dearing and wife, Sybil B. Dearing, 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 16th day of June, 1976.

Notary Public

06/18/1976 12:00:00AM FILED/CERT

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