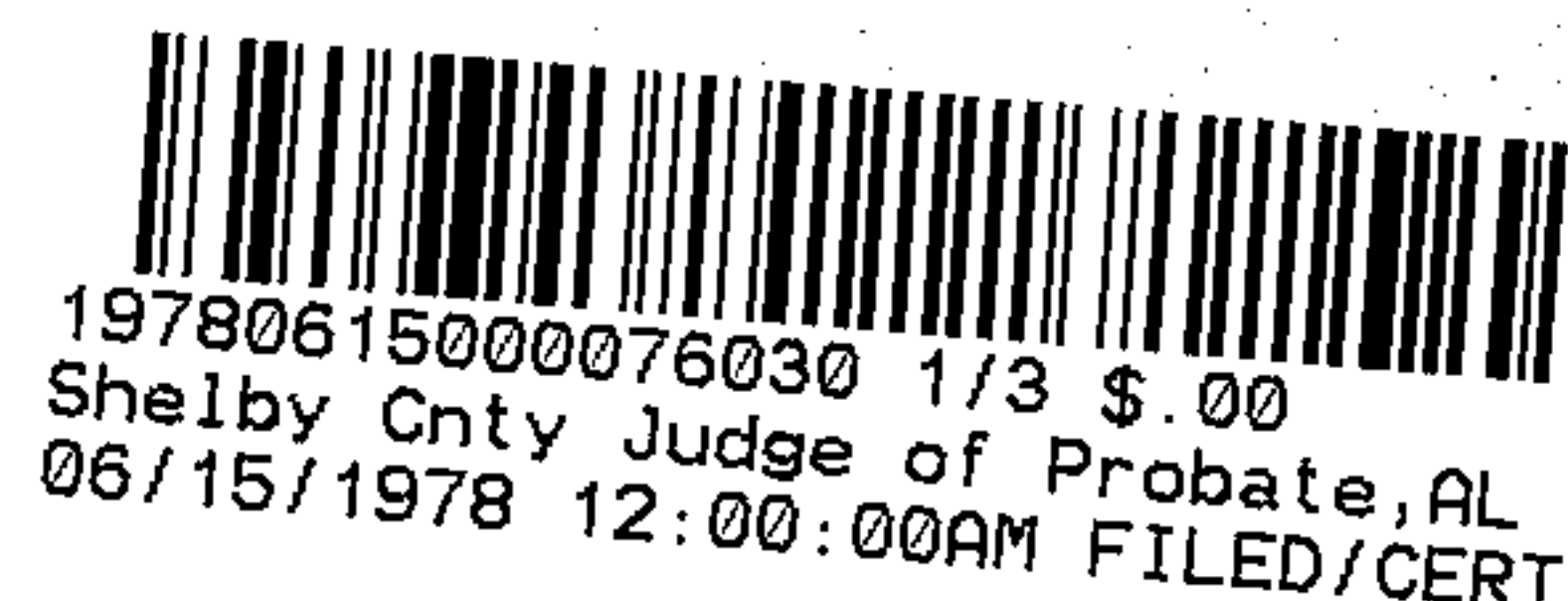


1155
THIS INSTRUMENT WAS PREPARED BY:
DONALD L. NEWSOM
CORRETTI, NEWSOM & ROGERS
529 Frank Nelson Building
Birmingham, Alabama 35203

THE STATE OF ALABAMA)

SHELBY COUNTY)



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

312-943
That in consideration of the sum of THIRTY THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$30,600.00), and the assumption of the hereinafter described mortgages, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, CHARLES F. WHITE and wife, JUDY L. WHITE (herein referred to as "Grantors"), grant, bargain, sell and convey unto WILLIAM F. MARTENS (hereaf referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of Section 21, Township 21 South, Range 1 West; thence run East along the South line of said section a distance of 55.25 feet; thence turn an angle of 53°00' to the left and run a distance of 72.00 feet; thence turn an angle of 14°35' to the left and run a distance of 505.50 feet; thence turn an angle of 23°51' to the right and run a distance of 105.90 feet; thence continue in the same direction a distance of 108.25 feet; thence turn an angle of 30°04' to the left and run a distance of 676.40 feet; thence turn an angle of 9°09' to the right and run a distance of 245.84 feet to the point of beginning; thence turn an angle of 117°40' to the left and run a distance of 218.82 feet; thence turn an angle of 13°13' to the right and run a distance of 528.77 feet; thence turn an angle of 12°30' to the right and run a distance of 508.70 feet; thence turn an angle of 23°24' to the left and run a distance of 374.50 feet; thence turn an angle of 12°35' to the left and run a distance of 590.63 feet, more or less, to the West line of the East half of the SE-1/4 of Section 20, Township 21 South, Range 1 West; thence run North along the West line of the East half of the SE-1/4 and the West line of the SE-1/4 of the NE-1/4 of said Section 20, a distance of 1680 feet, more or less, to the center line of Waxahatchie Creek; thence run along the meanderings of Waxahatchie Creek the following bearings and distances: North 86°17'09" East, 112.15 feet; South 77°02'13" East, 242.78 feet; North 59°14'43" East, 30.10 feet; North 17°40'22" East, 53.00 feet; North 11°16'35" West, 44.67 feet; North 6°31'05" East, 65.72 feet; North 59°05'21" East 50.88 feet; South 52°29'43" East, 177.72 feet; South 88°14'56" East, 286.82 feet; North 37°08'49" East, 42.73 feet; North 18°22'08" East, 63.51 feet; North 34°16'06" West, 198.19 feet; North 7°41'43" West, 67.06 feet; South 58°51'23" East, 117.48 feet; South 69°23'00" East, 200.16 feet; South 70°48'38" East, 200.47 feet; South 72°13'57" East, 100.45 feet; South 45°56'53" East, 213.44 feet; South 74°10'00" East, 134.31 feet; South 25°03'51" East, 161.61 feet; South 61°10'49" East, 126.08 feet; South 51°08'21" East, 267.73 feet; South 48°03'18" East, 102.01 feet; South 18°29'18" East, 31.79 feet; South 75°13'30" East, 117.38 feet; South 88°08'10" East, 43.43 feet; South 15°38'48" East, 225.44 feet, more or less to

Corretti, Newsom & Rogers

312 944

the North line of the NW-1/4 of the SW-1/4 of said Section 21, thence run West along the North line of said 1/4-1/4 Section a distance of 151.31 feet to the center line of a gravel road; thence turn an angle of 100°45'41" to the left and run along said gravel road a distance of 101.17 feet; thence turn an angle of 11°55' to the right and run along said road a distance of 260.10 feet; thence turn an angle of 20°05' to the left and run a distance of 236.80 feet; thence turn an angle of 21°07' to the right and run along said road a distance of 115.82 feet; thence turn an angle of 25°14' to the right and run along said road a distance of 374.62 feet to the point of beginning. Situated in Shelby County, Alabama. Containing 83.5 acres.

Subject to ad valorem taxes for tax year 1978;
Subject to Right of way in favor of Shelby County, Alabama recorded in Deed Book 244, Page 647, in said Probate Office of Shelby County, Alabama;
Subject to Easement to Alabama State Highway Department recorded in Deed Book 161, page 71, in said Probate Office;
Subject to affidavits recorded in Deed Book 265, page 662; Misc. Book 1, Page 416 and 417, and Misc. Book 2, Page 8, in Probate Office of Shelby County, assert that the right of way to Shelby County as recorded in Deed Book 244, page 647, in said Probate Office, has not been accepted by Shelby County, and that the road designated therein is not a public road;

Subject to that certain mortgage from Gordon Spaugh and wife to George D. Ledbetter dated 9/14/66 recorded in Mortgage Book 302, page 937, in Probate Office, Shelby County, Ala. - AND - that certain mortgage from Charles F. White and wife to E. R. Norman, Jr., and wife, Paulyne Norman dated May 6, 1976, recorded in Mortgage Book 354, page 371, in said Probate Office, which said mortgages the Grantee herein expressly assumes and agrees to pay in accordance with their terms and conditions.

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 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 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14th day of June, 1978.

Charles F. White (SEAL)
Charles F. White

Judy L. White (SEAL)
Judy L. White

WITNESS:

19780615000076030 2/3 \$.00
Shelby Cnty Judge of Probate, AL
06/15/1978 12:00:00AM FILED/CERT

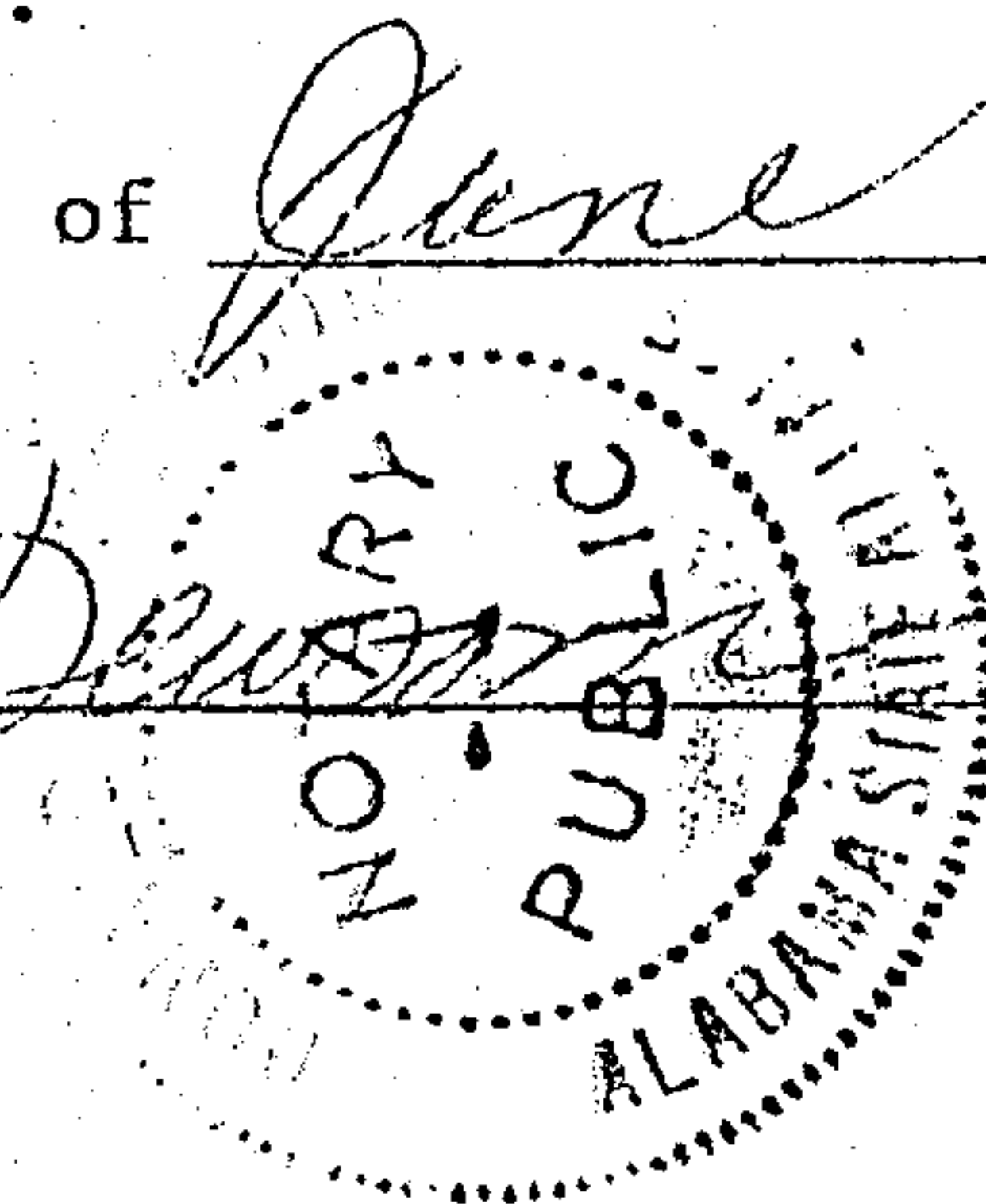
THE STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles F. White and wife, Judy L. White, 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 14 day of June, 1978.

Notary Public



THE STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INVEST WAS FILED

1978 JUN 15 AM 10:45

Thomas A. [Signature]
JUDGE OF PROBATE

Rec'd 31.00
Rec 4.50
Incl. 1.00



19780615000076030 3/3 \$.00
Shelby Cnty Judge of Probate, AL
06/15/1978 12:00:00AM FILED/CERT