

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty One Thousand Three Hundred Forty and No/100--Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
IMOGENE ROGERS and husband, J. F. ROGERS

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

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

All that parcel of real property described in Exhibit "A" attached hereto and by reference incorporated herein as an integral part hereof.

This conveyance is subject to the following:

1. Taxes for 1978, due and payable October 1, 1978.
2. Condemnation for right-of-way by Shelby County, recorded in Final Record 13, Page 59, in the Probate Office of Shelby County, Alabama.
3. Easement to Burl L. Harless and Tabitha Harless covering right of ingress and egress over a roadway being 20' wide running North and South and 30' wide East and West of SE corner of SE 1/4 of NW 1/4 of said Section 26, the South line of said road running along the South line of said 1/4-1/4, which is recorded in Deed Book 152, Page 379, in said Probate Office.
4. Transmission line permit to Alabama Power Company recorded in Deed Book 154, Page 423, in said Probate Office.

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Shelby Cnty Judge of Probate, AL
07/05/1978 12:00:00AM 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, WE have hereunto set our hands(s) and seal(s), this 16 day of June, 1978.

_____(Seal)
_____(Seal)
_____(Seal)
Imogene Rogers (Seal)
J. F. ROGERS (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 Imogene Rogers and husband, J. F. Rogers whose name 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 16 day of June A. D., 1978.

Robert O. Driggers
Notary Public

LAND TITLE COMPANY OF ALABAMA

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LEGAL DESCRIPTION:

A portion of land situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 21 South, Range 3 West, being more particularly described as follows: Commence at the SE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 21 South, Range 3 West, and run Westerly along the South line thereof 515.00 feet to the point of beginning; thence continue along the last described course 1210.62 feet; thence turn right 89 degrees 33 minutes 20 seconds and run Northerly 650.00 feet; thence turn right 90 degrees 26 minutes 40 seconds and run Easterly 765.00 feet; thence turn right 89 degrees 33 minutes 20 seconds and run Southerly 250.00 feet; thence turn left 89 degrees 33 minutes 20 seconds and run Easterly 225.00 feet; thence turn left 15 degrees 00 minutes and run Northeasterly 85.00 feet; thence turn left 22 degrees 56 minutes 20 seconds and run Northeasterly 270.00 feet; thence turn left 36 degrees 13 minutes 35 seconds and run Northeasterly 453.60 feet; thence turn right 71 degrees 56 minutes 45 seconds and run Easterly 280.00 feet; thence turn left 90 degrees 00 minutes and run Northerly 130.00 feet; thence turn right 92 degrees 57 minutes 35 seconds and run Easterly 100.00 feet to the Southwesterly right-of-way line of a paved County Road; thence turn right 74 degrees 42 minutes 25 seconds and run Southeasterly along said road right-of-way line 537.97 feet; thence turn right 104 degrees 55 minutes 22 seconds and run Westerly 215.00 feet; thence turn left 92 degrees 35 minutes 22 seconds and run Southerly 255.00 feet; thence turn right 54 degrees 16 minutes 50 seconds and run Southwesterly 633.85 feet to the point of beginning. Containing 25.67 acres, more or less.

Said property is more particularly described as Parcel I of Forest Park Subdivision. Said map to be recorded in the Probate Office of Shelby County, Alabama.

EXHIBIT "A" attached to Warranty Deed from Imogene Rogers and husband, J. F. Rogers to Bennett Properties, Inc., dated June 16, 1978.

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Shelby Cnty Judge of Probate, AL
07/05/1978 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

1979 JUL -5 AM 10:33

Thomas A. Scarborough, Jr.
JUDGE OF PROBATE
Deed 51.50
Rec. 3.00
Ind. 1.00

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