

This instrument was prepared by

(Name).....WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address).....COLUMBIANA, ALABAMA

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 (\$10.00) Dollars and the exchange of lands

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Juanita Boddie, a sigle woman; Ann B. Meigs, a single woman; and James L. Mobley and wife, Madge B. Mobley

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Juanita Boddie and Ann B. Meigs

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

For property description of land hereby conveyed, see attached Exhibit "A", the same being by reference hereto made a part hereof, said description of property prepared by Evander E. Peavy, by survey dated June 18, 1978, and being Parcel "B" thereof.

BOOK 314 PAGE 97



19780807000103020 1/4 \$.00
Shelby Cnty Judge of Probate, AL
08/07/1978 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 August 78 day of, 1978.

Bonnie M. Davis (Seal)
(Seal)
(Seal)

Juanita Boddie (Seal)
Ann B. Meigs (Seal)
James L. Mobley (Seal)
Madge B. Mobley
General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Juanita Boddie, a single woman; Ann B. Meigs, a single woman; and James C. Mobley and wife, Madge B. Mobley, whose names are signed to the foregoing conveyance, and who have been 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 2nd day of August, A. D., 1978.

Juanita Boddie
R. O. B... my Commission Expires... by Public.

Exhibit "A"



19780807000103020 2/4 \$.00
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State of Alabama
Shelby County

I, Evander E. Peavy, a registered land surveyor in the state of Alabama, hereby certify this to be a true and correct plat of the land shown hereon and so surveyed by me this 18th. day of June, 1978.

Evander E. Peavy
Ala. Reg. No. 6160

LEGAL DESCRIPTION OF PARCEL "A"

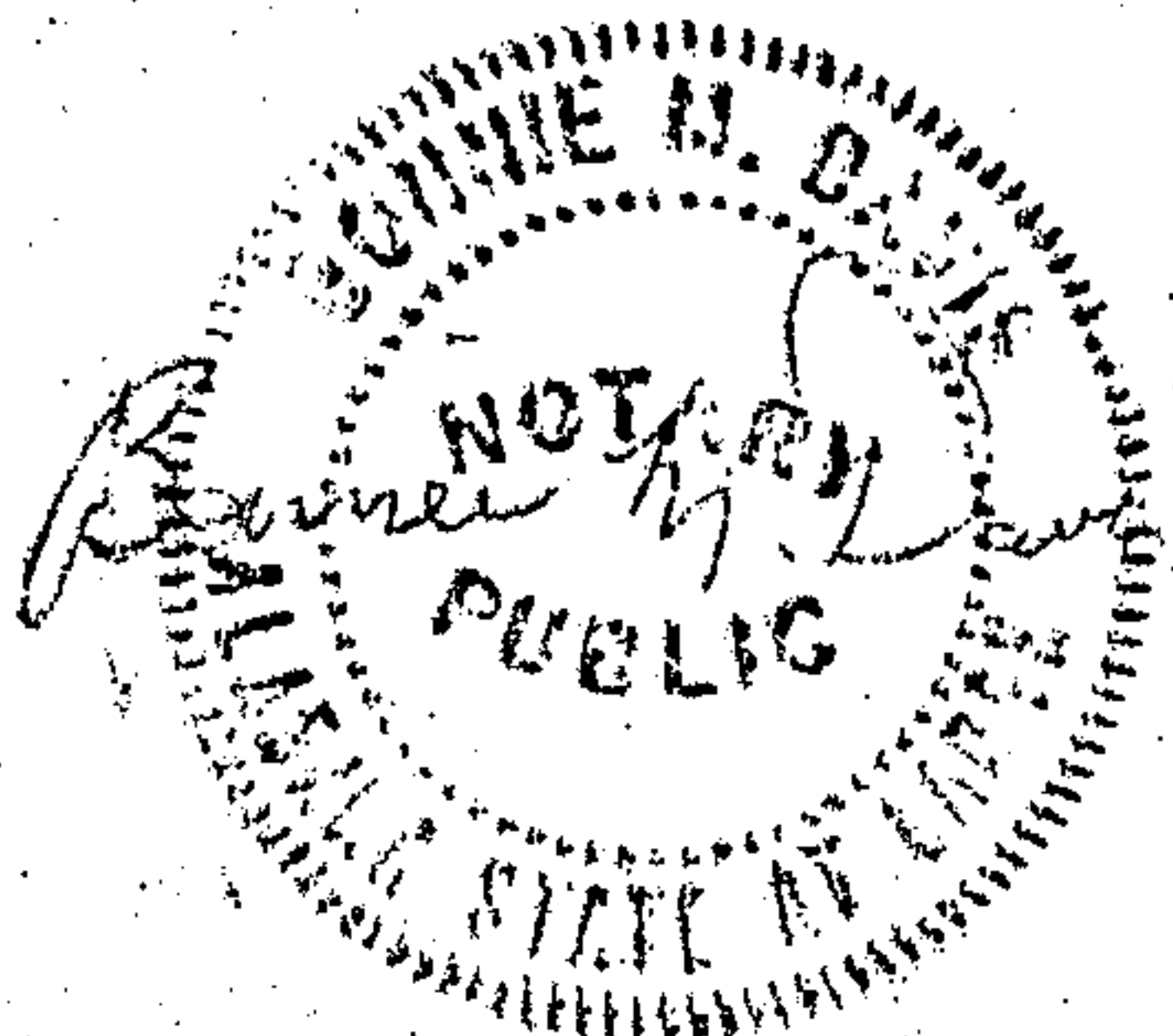
From the S.W. corner of Section 14, T-18-S, R-1-E, run east along the south boundary of said section a distance of 745.00 ft.; thence, left 62°-13' a distance of 548.00 ft. along the west R.O.W. line of Shelby County Hwy. No. 45 to the point of beginning; thence, left 68°-48' a distance of 1170.00 ft. to the bank of Bear Creek; thence, right 125°-09' a distance of 413.96 ft.; thence, right 55°-27' a distance of 834.91 ft. to the west R.O.W. line of Shelby County Hwy. No. 45; thence, right 72°-43' along the chord of a curve to the right a distance of 344.27 ft. to the point of beginning, such described land containing 7.8 acres.

LEGAL DESCRIPTION OF PARCEL "B"

From the S.W. corner of Section 14, T-18-S, R-1-E, run east along the south boundary of said section a distance of 745.00 ft.; thence, left 62°-13' a distance of 548.00 ft. along the west R.O.W. line of Shelby County Hwy. No. 45; thence, right 4°-31' a distance of 344.27 ft. along said R.O.W. line; thence, left 72°-43' a distance of 834.91 ft. to the bank of Bear Creek; thence, right along the bank of Bear Creek to the west R.O.W. of Shelby County Hwy. No. 45, an approximate traverse of said creek bank being described as: From the last mentioned course above, turn an angle to the right of 98°-20' and run a distance of 124.72 ft.; thence, left 17°-12' a distance of 289.34 ft.; thence, right 48°-26' a distance of 150.14 ft.; thence, left 32°-46' a distance of 99.80 ft.; thence, right 41°-09' a distance of 188.01 ft. to the west R.O.W. line of Shelby County Hwy. No. 45, completing the traverse of the bank of Bear Creek. Continuing the description, turn and angle to the right of 87°-45' and run southerly along the R.O.W. of Shelby County Hwy. a distance of 80.00 ft.; thence, right 101°-27' a distance of 205.22 ft.; thence, left 85°-34' a distance of 225.50 ft.; thence, left 67°-08' a distance of 339.79 ft. to the west R.O.W. line of Shelby County Hwy. No. 45; thence, right 60°-55' a distance of 501.45 ft. along a chord of a curve to the right to the point of beginning, such described property containing 7.5 acres.

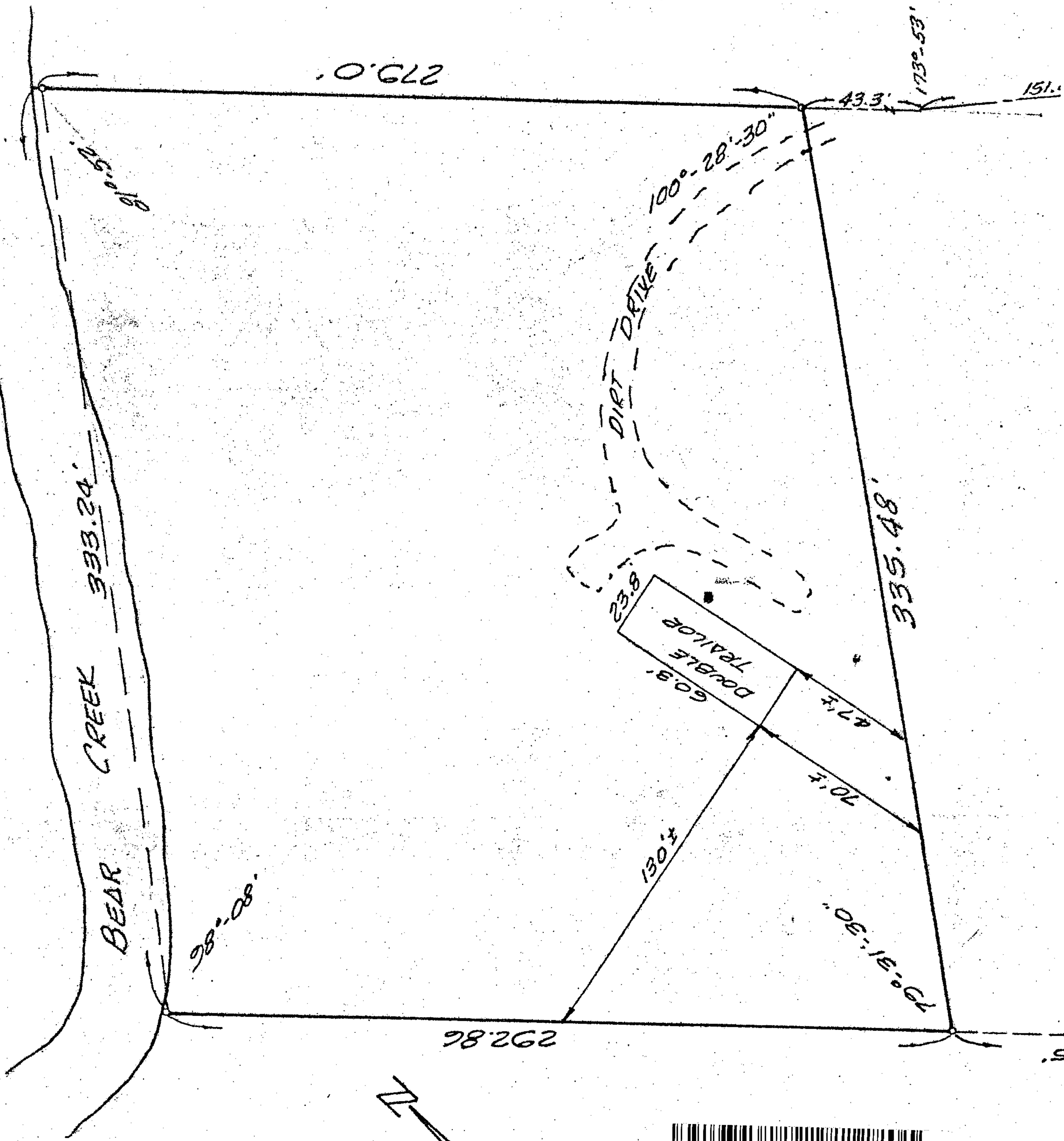
88

BOX 314



✓ Juanita Boddie
✓ Anna G. Meigs
✓ James H. Mobley
✓ Madge B. Mobley

8-2-78



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Shelby Cnty Judge of Probate, AL
08/07/1978 12:00:00AM FILED/CERT

12/15/78
NO.
HULL.

SW COR. SEC. 14
T-18-S, R-1-E
745.00
344.27
175°-20'
62°-13'

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

1978 AUG -7 AM 8:35
Deed Tax .50
Rec. 7.00
Ind. 1.00

STATE OF ALABAMA
SHELBY COUNTY

Thomas G. Shaw
JUDGE OF PROBATE

8.50

I, EVANDER E. PEAVY, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT PLAT OF THE LAND SHOWN HEREON AND SO SURVEYED BY ME THIS 25TH DAY OF JULY, 1978

E. E. Peavy
ALA. REG. NO. 6163

LEGAL DESCRIPTION

FROM THE SW. CORNER OF SECTION 14, T-18-S, R-1-E, RUN ALONG THE SOUTH BOUNDARY OF SAID SECTION A DISTANCE OF 745.00 FT.; THENCE, LEFT 62°-13' A DISTANCE OF 548.00 FT.; ALONG THE WEST R.O.W. LINE OF SHELBY COUNTY HIGHWAY NO. 45; THENCE, RIGHT 81°-31' A DISTANCE OF 344.27 FT. ALONG SAID R.O.W. LINE; THENCE, LEFT 72°-43' A DISTANCE OF 542.05 FT. TO THE POINT OF BEGINNING; THENCE CONTINUE IN A STRAIGHT LINE A DISTANCE OF 292.86 FT. TO A POINT ON THE BANK OF BEAR CREEK; THENCE RIGHT 81°-52' ALONG THE BANK OF SAID CREEK A DISTANCE OF 333.24 FT.; THENCE RIGHT 98°-08' A DISTANCE OF 279.0 FT.; THENCE RIGHT 79°-31'-30" A DISTANCE OF 335.48 FT. TO THE POINT OF BEGINNING HEREIN DESCRIBED.

ALSO TO INCLUDE AN EASEMENT DESCRIBED AS FOLLOWS FOR INGRESS AND EGRESS; FROM THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY RUN SOUTH ALONG THE EAST LINE OF SAID PROPERTY A DISTANCE OF 49.3 FT. TO THE POINT OF BEGINNING OF SAID 30 FT. EASEMENT; SAID POINT ALSO BEING THE CENTERLINE OF SAID EASEMENT; THENCE LEFT 06°-07' ALONG THE CENTERLINE OF SAID 30 FT. EASEMENT A DISTANCE OF 151.47 FT.; THENCE, LEFT 18°-12' ALONG SAID CENTERLINE A DISTANCE OF 150 FT MORE OR LESS TO THE INTERSECTION OF SAID CENTERLINE AND THE NORTH R.O.W. LINE OF COUNTY HIGHWAY NO. 45