

(Name) Jerry E. Held, Sirote, Permutt, Friend, Friedman, Held & Apolinsky, P.L.

(Address) 2222 Arlington Avenue South, Birmingham, Alabama 35205

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Hundred Twenty-Five Thousand (\$425,000)-----DOLLARS,

to the undersigned grantor, Buttercup Farms, Inc. a corporation,
in hand paid by Andrew J. Smith

the receipt of which is hereby acknowledged, the said Buttercup Farms, Inc.

does by these presents, grant, bargain, sell and convey unto the said Andrew J. Smith

the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

This conveyance is subject to the following exceptions:

1. That certain mortgage from Buttercup Farms, Inc. to the Federal Land Bank of New Orleans, dated 7/5/77 and recorded in Mortgage Book 366, page 854.
2. Taxes due in the year 1979.
3. Easement for sanitary sewer in favor of the City of Alabaster, which sewer lines are shown on Survey of Colter and Gay Engineering Co., Inc. dated 5/13/76.

(\$425,000.00 of the Purchase Price was paid with a mortgage closed simultaneously herewith).

TO HAVE AND TO HOLD, To the said Andrew J. Smith, his

heirs and assigns forever.

And said Buttercup Farms, Inc. does for itself, its successors
and assigns, covenant with said Andrew J. Smith, his

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said

Andrew J. Smith, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Buttercup Farms, Inc. by its

President, W. D. Upton, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 18th day of October, 1978.

ATTEST:

Buttercup Farms, Inc.

By W. D. Upton
Secretary President

STATE OF ALABAMA

COUNTY OF JEFFERSON



19781028000145170 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/28/1978 12:00:00AM FILED/CERT

I, the undersigned a Notary Public in and for said County, in
said State, hereby certify that W. D. Upton
whose name as President of Buttercup Farms, Inc.
a corporation, 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, he, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 18th day of October, 1978.

[Signature]
Notary Public

BOOK 315 PAGE 918

EXHIBIT "A"

A part of the Southwest Quarter of the Northeast Quarter of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Southeast corner of the SW 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama; thence run West along the South line of said 1/4-1/4 for a distance of 872.44 feet to a point on the East right-of-way line of an existing road; thence turn an angle to the right of 88 deg. 41 min. 52-1/2 sec. and run in a Northerly direction along the East right-of-way line of said road for a distance of 382.20 feet; thence turn an angle to the right of 91 deg. 18 min. 07-1/2 sec. and run in an Easterly direction for a distance of 300 feet; thence turn an angle to the right of 88 deg. 41 min. 52-1/2 sec. and run in a Southerly direction for 75.00 feet; thence turn an angle to the left of 88 deg. 41 min. 52-1/2 sec. and in an Easterly direction for a distance of 497.10 feet to a point on the Southwest right-of-way line of the Alabama Power Company right-of-way; thence turn an angle to the right of 65 deg. 08 min. 12-1/2 sec. and run in a Southeasterly direction along the Southwesterly right-of-way line of the Alabama Power Company right-of-way for a distance of 188.20 feet to the East line of said 1/4-1/4; thence turn an angle to the right of 23 deg. 31 min. 20 sec. and run in a Southerly direction along the East line of said 1/4-1/4 for a distance of 136.40 feet to the point of beginning. Site contains 6.5 acres. A 20 foot easement is reserved along the Southwest right-of-way line of the Alabama Power Company right-of-way and North of the Buck Creek outfall sewer and South of the North property line.



19781028000145170 2/2 \$.00
Shelby Cnty Judge of Probate, AL
10/28/1978 12:00:00AM FILED/CERT

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

1978 OCT 28 AM 9:26

James H. [Signature]
JUDGE OF PROBATE

Deed 3.00 Dcmty. 384-63;
Incl. 1.00
4.00