

This instrument was prepared by

(Name) J. Sherrill Hancock, Attorney

(Address) 907 Jefferson Federal Building, Birmingham, 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:

19781207000163060 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/07/1978 12:00:00AM FILED/CERT

That in consideration of \$19,500.00 and the execution of a purchase money mortgage in the
amount of \$47,975.00.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, George R. Barnard and wife Elizabeth E. Barnard

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

William E. Swatek

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

From the southwest corner of Section 24, Township 20 South, Range 3 West, run
easterly along the south boundary line of said Section 24, Township 20 South, Range
3 West, for 765.71 feet, more or less, to the point of intersection of the south
boundary line of said Section 24 and the west Right-of-way line of U.S. Highway
#31; thence run northwesterly along the west R.O.W. line of U.S. Highway #31 for
250.71 feet to the point of beginning of the land herein described; thence continue
northwesterly along the west R.O.W. line of U.S. Highway #31 for 87.53 feet; thence
turn an angle of 83 deg. 40 min. to the left and run southwesterly 132.34 feet to
a point on the east R.O.W. line of the Old Montgomery Highway; thence turn an
angle of 88 deg. 38 min. to the left and run southeasterly along the east R.O.W.
line of the Old Montgomery Highway for 87.02 feet; thence turn an angle of 91 deg.
22 min. to the left and run northeasterly 144.0 feet, more or less, to the point
of beginning. This land being a part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township
20 South, Range 3 West and being 0.2769 acres, more or less.

Subject to:

Subject to reservation created as to well rights as shown by Deed Book 250
page 886 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company dated September, 1954,
recorded in Deed Book 170 page 254 in said Probate Office.

Title to all minerals within and underlying the premises, together with all
mining rights and other rights, privileges and immunities relating thereto.

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 27th
day of November, 1978.

STATE OF ALA. SHELBY CO. (Seal)

FILED (Seal)

1978 DEC 7 AM 10:02 (Seal)

22 00 (Seal)

JUDGE OF PROBATE (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 George R. Barnard and wife Elizabeth E. Barnard
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 27th day of November, A. D., 1978

WILLIAM E. SWATEK
ATTORNEY AT LAW

Carla Phillips
Notary Public.