

THIS INSTRUMENT PREPARED

NAME Robert R. Sexton, Attorney at Law

389

ADDRESS 912 City Federal Building, Birmingham, Alabama 35203

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

} Know All Men By These Presents,

That in consideration One Hundred Eighty-Eight Thousand One Hundred Ninety-One and 50/100 Dollars (\$188,191.50) to the undersigned grantor Christine George Ozburn and Jeanette George Laney, as Co-Executrices of the Estate of Katherine J. George, Deceased in hand paid by J. K. V. Ratliff and Charles D. Brooks

the receipt whereof is acknowledged they the said Christine George Ozburn and Jeanette George Laney, as Co-Executrices of the Estate of Katherine J. George, Deceased do grant, bargain, sell and convey unto the said J. K. V. Ratliff and Charles D. Brooks

the following described real estate, situated in Shelby County, Alabama,

to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF CONSISTING OF TWO PAGES

SUBJECT TO:

1. Taxes due in the current year.
2. Right of way in favor of Shelby County, Alabama, as described by Condemnation proceedings recorded in Probate Minutes Record 11, Page 83 for project known as F214.
3. Right of way in favor of Plantation Pipe Line Company recorded in Volume 112, Page 351, Book 112, Page 345, and Book 253, Page 389.
4. Right of way in favor of Shelby County, Alabama, recorded in Book 104, Page 458.
5. Right of way in favor of Alabama Power Company recorded in Book 139, Page 418.
6. Agreement for water distribution as set forth by instrument recorded in Book 231, Page 727.



19790111000003920 1/3 \$.00
Shelby Cnty Judge of Probate, AL
01/11/1979 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 10th day of January, 1979.

WITNESS:

State of ALABAMA

JEFFERSON

COUNTY

I, the undersigned

, a Notary Public in and for said County, in said State,

hereby certify that Christine George Ozburn and Jeanette George Laney, as Co-Executrices of the Estate of Katherine J. George, Deceased, 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, in their capacity as such Co-Executrices executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of January

A. D., 1979

19790111000003920 2/3 \$0.00
Shelby Cnty Judge of Probate, AL
01/11/1979 12:00:00AM FILED/CERT

PARCEL 1:

A parcel of land located in Section 24 and Section 13, Township 19 South, Range 1 East, Shelby County, Alabama. Said property being more particularly described as follows:

Begin at the Northwest corner of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in an Easterly direction along the North line of said section a distance of 1313.90 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4, Section 13, Township 19 South, Range 1 East; thence turn an interior angle of $273^{\circ}54'40''$ and run to the left in a Northerly direction along the West line of the said 1/4-1/4 section a distance of 1411.71 feet to the Northwest corner of said 1/4-1/4 section; thence turn an interior angle of $82^{\circ}19'30''$ and run to the right in an Easterly direction along the North line of said 1/4-1/4 section a distance of 1303.21 feet to the Northeast corner of said 1/4-1/4 section; thence turn an interior angle of $98^{\circ}30'20''$ and run to the right in a Southerly direction along the East line of said 1/4-1/4 section a distance of 1327.47 feet to the Southeast corner of the said 1/4-1/4, also being the Northeast corner of the Northeast 1/4 of the Northwest 1/4 Section 24, Township 19 South, Range 1 East; thence turn an interior angle of $174^{\circ}46'30''$ and run to the right in a Southerly direction along the East line of the said 1/4-1/4 section, a distance of 1342.80 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of the said Section 24; thence turn an interior angle of $179^{\circ}50'10''$ and run to the right in a Southerly direction along the East line of said 1/4-1/4 section a distance of 1015.58 feet to a point on the North right-of-way line of U.S. Highway #280; thence turn an interior angle of $83^{\circ}19'00''$ to the tangent of a curve to the left and run in a Westerly direction along said right-of-way line and along the arc of said curve, having a radius of 2537.34 feet, a central angle of $15^{\circ}35'30''$, and an arc of 690.50 feet, a distance of 690.50 feet to the PT of said curve; thence run along the tangent to the last described curve in a Westerly direction and along said right-of-way line a distance of 1.94 feet to a point; thence turn an interior angle of $93^{\circ}00'30''$ and run to the right in a Northwesterly direction a distance of 168.00 feet to a point; thence turn an interior angle of $81^{\circ}03'00''$ and run to the right in an Easterly direction a distance of 335.92 feet to a point; thence turn an interior angle of $277^{\circ}05'00''$ and run to the left in a Northwesterly direction a distance of 276.80 feet to a point; thence turn an interior angle of $259^{\circ}51'20''$ and run to the left in a Westerly direction a distance of 338.64 feet to a point on a curve to the left; thence turn an interior angle of $286^{\circ}47'40''$ to the tangent of said curve to the left and run in a Southeasterly direction along the arc of said curve, having a radius of 107.79 feet, a central angle of $16^{\circ}54'$, and an arc of 31.79 feet, a distance of 31.79 feet to the PT of said curve; thence along the tangent to the last described curve in a Southeasterly direction, a distance of 48.60 feet to the PC of a curve to the right; thence run in a Southerly direction along the arc of said curve to the right, having a radius of 65.27 feet, a central angle of $41^{\circ}55'$, and an arc of 47.75 feet, a distance of 47.75 feet to the PT of said curve; thence run along the tangent to the last described curve in a Southwesterly direction a distance of 72.40 feet to the PC of a curve to the left; thence run in a Southerly direction along the arc of said curve to the left having a radius of 168.14 feet, a central angle of $20^{\circ}14'$ and an arc of 59.37 feet a distance of 59.37 feet to the PT of said curve; thence turn an interior angle of $90^{\circ}00'00''$ from the tangent of the last described curve and run to the right in a Westerly direction a distance of 50.00 feet to a point; thence turn an interior angle of $270^{\circ}00'00''$ and run to the left in a Southerly direction a distance of 211.47 feet to a point on the North right-of-way line of U.S. Highway #280; thence turn an interior angle of $86^{\circ}59'30''$ and run to the right in a Southwesterly direction along said right-of-way line a distance of 373.80 feet to a point; thence turn an interior angle of $81^{\circ}03'40''$ and run to the right in a Northerly direction a distance of 1541.98 feet to a point; thence turn an interior angle of $270^{\circ}00'00''$ and run to the left in a Westerly direction a distance of 210.0 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 19 South, Range 1 East; thence turn an interior angle of $270^{\circ}00'00''$ and run to the left in a Southerly direction along the East line of said 1/4-1/4 a distance of 1575.0 feet to a point on the North right-of-way line of said U.S. Highway #280; thence turn an interior angle of $98^{\circ}56'20''$ and run to the right in a Southwesterly direction along said right-of-way line a distance of 391.61 feet to the PC of a curve to the right; thence run in a

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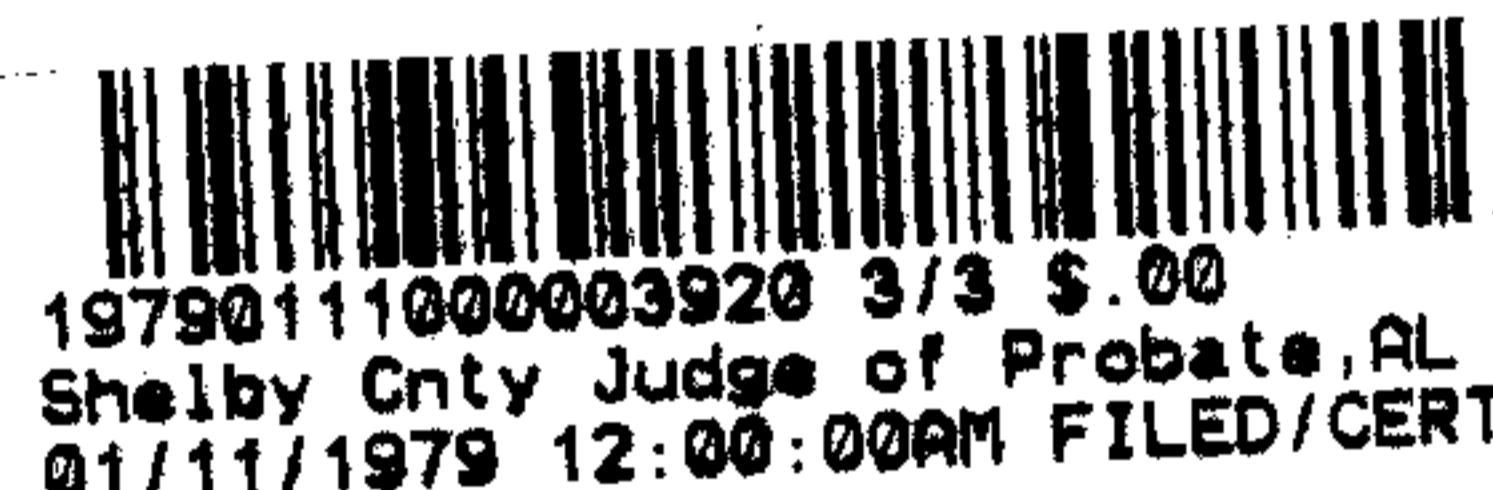
Westerly direction along said right-of-way line and along the arc of a curve to the right, having a radius of 5898.79 feet, a central angle of $9^{\circ}10'30''$, and an arc of 944.48 feet, a distance of 944.48 feet to a point on the West line of Section 24; thence turn an interior angle of $88^{\circ}44'00''$ from the tangent of said curve and run to the right in a Northerly direction along the West line of said Section 24 a distance of 1255.49 feet to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of the said Section 24; thence turn an interior angle of $182^{\circ}20'00''$ and run to the left in a Northerly direction along the West line of said Section 24 a distance of 1317.90 feet to the point of beginning of the herein described parcel; containing 178.99 acres, more or less.

PARCEL 2:

A parcel of land situated in the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, said property being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a Southerly direction along the East line of said 1/4-1/4 Section a distance of 664.79 feet to a point; thence deflect $78^{\circ}05'00''$ to the right and run in a Southwesterly direction a distance of 750.54 feet to the point of beginning; thence deflect $90^{\circ}00'00''$ to the left and run in a Southeasterly direction a distance of 214.10 feet to a point on the North right-of-way line of U. S. Highway #280; thence turn an interior angle of $86^{\circ}59'30''$ and run to the right in a Southwesterly direction along the North right-of-way line of said Highway #280 a distance of 50.07 feet to a point; thence turn an interior angle of $93^{\circ}00'30''$ and run to the right in a Northwesterly direction a distance of 211.47 feet to a point; thence turn an interior angle of $90^{\circ}00'00''$ and run to the right in a Northeasterly direction a distance of 50.0 feet to the point of beginning of the herein described parcel; containing 0.24 acres, more or less.

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

1979 JAN 11 AM 9:55

Thomas G. Bowden, Jr.
JUDGE OF PROBATE
Deed 188.50
Rec. 4.50
Dul. 1.00
194.00