This instrument was prepared by: 1290

A. Key Foster, Jr.
Balch, Bingham, Baker, Hawthorne, Williams & Ward
600 North 18th Street
Birmingham, Alabama 35203

19790831000112080 1/3 \$.00 Shelby Cnty Judge of Probate, AL 08/31/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA

GENERAL WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of ONE HUNDRED NINETY-FIVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$195,500), to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we, A. Key Foster, Jr., and wife, Jean L. Foster, (herein referred to as grantors), do grant, bargain, sell and convey unto Sherwood J. Stamps (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in Section 6, Township 19 South, Range 1 East, Shelby County, Alabama containing 230 acres, more or less, described as follows:

The S½ of SW½, NE½ of SW½, SE½ of NW½, and W½ of NW½ south of Shelby County Road #43; LESS AND EXCEPT the following:

From the southeast corner of the SW4 of the NW4 of Section 6, Township 19 South, Range 1 East, run westwardly along the south line of said quarter-quarter a distance of 166.78 feet to the point of beginning; thence continue in a straight line along said quarterquarter a distance of 495.08 feet; thence right 68 degrees 00 minutes a distance of 420.0 feet; thence right 80 degrees 17 minutes 30 seconds a distance of 481.27 feet to a point in the centerline of a creek thence right 47 degrees 47 minutes 15 seconds a distance of 168.48 feet to a point in the centerline of a creek; thence right 56 degrees 24 minutes 30 seconds a distance of 206.91 feet; thence right 17 degrees 22 minutes 15 seconds a distance of 200.84 feet; thence left 05 degrees 10 minutes a distance of 198.36 feet to the point of beginning of the property herein described, containing 7.22 acres.

ALSO, LESS AND EXCEPT three acres in the southwest corner of SW½ of NW½, more particularly described as follows:

Beginning at the southwest corner of said SW% of NW% and running north along the west boundary of said quarter-quarter section to Bear Creek; for point of beginning of the tract herein described; thence run down said Bear Creek to where a branch empties into said Creek; thence up said branch to where said branch intersects the west boundary of said Section 6, thence south along said west boundary of Section 6 to point of beginning of said 3 acres.

Charle Beaulus 2154 Highland line.

There is reserved from the conveyance of the above-described lands all oil, gas, coal and other minerals together with all the usual rights for the mining and removal thereof. Further, such lands are conveyed subject to the following:

- 1. Right of way in favor of Shelby County, Alabama, recorded in Book 228, page 321.
- 2. Right of way granted to Division of Forestry, Department of Conservation, State of Alabama, to Reach Tower, together with a telephone right of way as shown by instrument recorded in Volume 157, page 337.
- 3. Right-of-way agreement in favor of Sherwood J. Stamps, et al., recorded in Deed Book 312, page 368.
- 4. Right-of-way agreement in favor of Frank M. Hubner, et al., recorded in Book 316, page 140.
- 5. Right-of-way agreements by and between Kimberly-Clark Corporation and R. W. Gholson, et ux, recorded in Book 310, page 503; Misc. Vol. 23, page 988; and Book 305, page 502.
- 6. Right-of-way agreement by and between Kimberly-Clark Corporation and Steven D. Mitchell and wife, Ann Mallinson Mitchell, dated October 5, 1977.
- 7. Lease between Kimberly-Clark Corporation and Sherwood J. Stamps, dated September 1, 1978.
- 8. Any existing easements for any purpose, including easements for public roads, utilities lines and pipelines.
- 9. Ad valorem tax liens for the current tax year.

This grant shall be construed as a quitclaim of any right, title, interest and claim in and to a strip of land thirty (30) feet in width located in the E½ of NW½ of SW½ of Section 6, Township 19 South, Range 1 East, Shelby County, Alabama, and being fifteen (15) feet either side of a centerline described as follows:

Beginning at the northeast corner of the NW% of the SW% of Section 6, Township 19 South, Range 1 East; thence south 2 degrees west for a distance of 9.92 chains to the point of beginning; thence south 89 degrees west for a distance of 1.24 chains; thence west for a distance of 1.91 chains; thence south 34 degrees west for a distance of 1.07 chains; thence south 56 degrees west for a distance of 1.38 chains; thence south 27 degrees west for a distance of 2.00 chains; thence south 41 degrees west for a distance of 2.00 chains; thence south 36 degrees west for a distance of 2.01 chains; thence south 25 degrees west for a distance of 3.80 chains; thence north 88 degrees west for a distance of 0.57 chains to the southwest corner of the E½ of the NW% of the SW% of Section 6, Township 19 South, Range 1 East, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of August, 1979.

A. Key Foster, Jr.

Jean L. Foster

19790831000112080 3/3 \$.00 Shelby Cnty Judge of Probate, AL 08/31/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA

GENERAL ACKNOWLEDGMENT

JEFFERSON COUNTY )

I, SHORON HUDGINS, a Notary Public in and for said County, in said State, hereby certify that A. Key Foster, Jr., and wife, Jean L. Foster, 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 the executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, A.D., 1979.

STATE (FALA, SAELTY AU.

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Maron Audgins.

Notary Public

JUDGE OF PROBINE Deed 195.50 Rue. 4.50 Junkley 1.00