[redacted] [redacted] 906

Prepared by
William [redacted] Brooks
1933 Montgomery Hiway
Birmingham, Al 35209

STATUTORY WARRANTY DEED

1979101900013717O 1/3 $.00
Shelby Cnty Judge of Probate,AL
10/19/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA)
:
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THIRTY THOUSAND AND 00/100 ($130,000.00) DOLLARS to the undersigned Grantor, BANK OF INDIANA, national association in hand paid by G. BRIAN MITCHEL, JAMES T. COCHRAN and JAMES H. HAGGARD the receipt of which is hereby acknowledged, the said BANK OF INDIANA, national association does by these presents, grant, bargain, sell and convey unto the said G. BRIAN MITCHEL, JAMES T. COCHRAN and JAMES H. HAGGARD the following described real estate, situated in Shelby County, Alabama.

BOOK 322 PAGE 772

Begin at the northeast corner of the southwest quarter of the northeast quarter of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama, thence southerly along the east line of said quarter-quarter section 2,120.23' to a point, thence 89° 47' right and run westerly 660.67' to a point, thence 89° 47' left and run southerly parallel with the east line of said quarter-quarter 560.43' to a point on the south line of the northwest quarter of the southeast quarter of said Section 36, thence 89° 47' right and run westerly along the south line of the northwest quarter of the southeast quarter and the northeast quarter of the southwest quarter of said Section 36, 1,236.92' to a point, thence 71° 58' right and run northwesterly 803.0' to a point, thence 2° 0' 0" left and run northwesterly 790.20' to a point, thence 71° 02' left and run westerly 260.0' to a point on the east right of way line of Shelby County Highway Number 47, thence 84° 50' right to tangent and run northwesterly along a highway curve to the left having a central angle of 21° 08' 0" and a radius of 1,130.0' an arc distance of 416.80' to a point at the point of tangency of said curve, thence 117° 23' right from tangent and run easterly 293.38' more or less to the southeast corner of the Leon Powell home lot, thence 112° 41' left and run northeasterly 510.0' to a point, thence 67° 19' left and run westerly 300.0' to a point on the east right of way line of said Shelby County Highway Number 47, thence 67° 19' right and run northwesterly along said east right of way line of said Highway Number 47 188.79' to a point, thence 112° 58' right and run easterly 107.62' to a point, thence 90° 0' left and run northerly 100.0' to a point, thence 90° 0' left and run westerly 150.0' to a point on the east right of way line of said Shelby County Highway Number 47, thence 112° 58' right and run northwesterly along said east right of way line of said Shelby County Highway Number 47, 32.30' to a point on the north line of the southwest quarter of the northwest quarter of Section

E. Michael Cavanaugh

36, thence 112° 21' right and run easterly along the north line of the southwest quarter of the northwest quarter, the southeast quarter of the northwest quarter and the southwest quarter of the northeast quarter of Section 36, 3,133.16' to the northeast corner of the southwest quarter of the northeast quarter of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama, and the point of beginning of the property just described, less and except, a right of way for a public road as shown on the plat in detail "A" and number Shelby County Highway 78, right of way for public utilities serving local properties, said property contains 140.7 acres and is marked on the corners with iron pins as shown on the plat (map).

1979101900013717O 2/3 $.00
Shelby Cnty Judge of Probate,AL
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BOOK 322 PAGE 773

Subject to:

1. Easements to Alabama Power Company recorded in Deed Book 247 page 420; Deed Book 121 page 402; Deed Book 147 page 397; Deed Book 143 page 369; Deed Book 108 page 34 and 35; Deed Book 104 page 497 and Deed Book 104 page 511; Deed Book 129 page 520 and Deed Book 139 page 229 in Probate Office.

2. Right of way to Shelby County recorded in Volume 146 page 24 and 26 and right of way to Shelby County recorded in Deed Book 256 on page 888 in Probate Office.

3. A fence encroachment on subject property on North side, according to Survey of Joseph E. Conn dated 30th Oct. 1978.

TO HAVE AND TO HOLD, To the said G. BRIAN MITCHEL, JAMES T. COCHRAN and JAMES H. HAGGARD, their heirs and assigns forever.

And said BANK OF INDIANA, national association does for itself, its successors and assigns, covenant with said G. BRIAN MITCHEL, JAMES T. COCHRAN and JAMES H. HAGGARD, their 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.

IN WITNESS WHEREOF, the said BANK OF INDIANA, national association by its President, J.L. Dandurand, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of September, 1979.

ATTEST:

D.P. Brubeck
Dave Brubeck, Secretary

By J.L. Dandurand
J.L. Dandurand, President

STATE OF INDIANA)
:
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J.L. Dandurand whose name as President of Bank of Indiana, national association, 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 national association.

Given under my hand and official seal, this the 7th day of September, 1979.

Notary Public

BOOK 122 PAGE 774

This instrument was prepared by:

William H. Halbrooks
CORLEY, MONCUS, HALBROOKS & GOINGS
1933 Montgomery Highway
Birmingham, Alabama 35209

19791019000137170 3/3 $.00
Shelby Cnty Judge of Probate,AL
10/19/1979 12:00:00AM FILED/CERT

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

1979 OCT 19 PM 1:48

JUDGE OF PROBATE

Deed 130.00
Rec. 5.00
Ind. 1.00
136.00