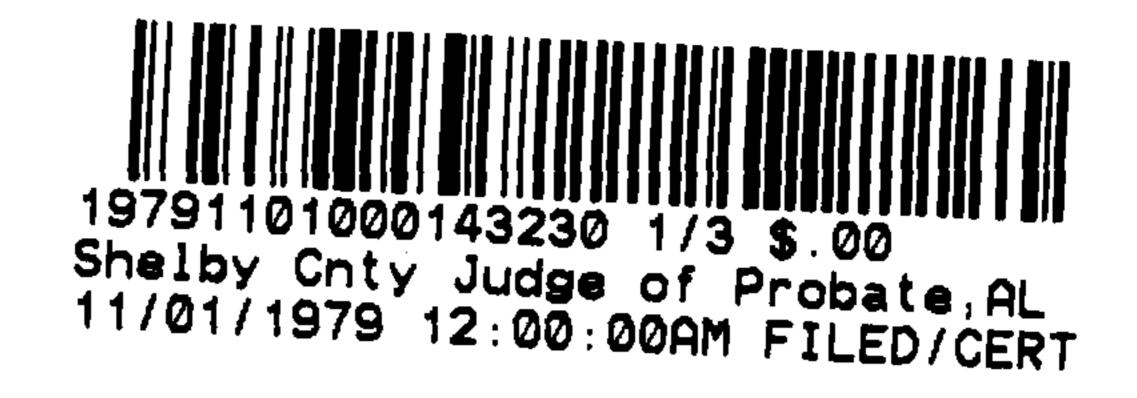
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Ismes L. Permuit, of the firm of SIROTE, PERMUTT, FMEND, PRIEDMAN, HELD & APOLINSKY, P.A.
2222 Arlington Avenue South
Birmingham, Alchan a 35205

## WARRANTY DEED

STATE OF ALABAMA )
SHELBY COUNTY )



(\$50,000.00) and other good and valuable considerations to the undersigned Grantors, Virginia F. Shurett and Thomas G. Shurett, including the assumption by the Grantees herein of the hereinafter described mortgage, and the execution by the Grantees of a Purchase Money Mortgage in the principal amount of One Hundred Seventy Thousand Dollars (\$170,000.00) representing the unpaid principal balance, in hand paid by Allan J. McDonald and William W. McDonald (Grantees herein), the receipt whereof is hereby acknowledge, we, grant, bargain, sell and convey unto Allan J. McDonald and William W. McDonald the following described real estate situated in Shelby County, Alabama, to-wit:

## PARCEL 1

A tract of land situated in the SW% of the NW% of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the SW1 of NW% of said Section 36, thence run Southerly along the West line of said Section 36, 671.93 feet to the point of beginning; thence 88 degrees 17 minutes 00 seconds left 447.76 feet; thence 90 degrees 00 minutes 00 seconds left 310.92 feet; thence 113 degrees 57 minutes 30 seconds left 138.87 feet; thence 14 degrees 28 minutes 00 seconds left 409.55 feet to the point of beginning, together with an easement for ingress and egress to and from said land, along and across the existing primary access roads serving the adjoining land as referred to in that certain conveyance recorded in Volume 267 page 548 in the Probate Office of Shelby County, Alabama.

Hubband Healty Co.

## PARCEL 2

A tract of land situated in the SW% of the NW% of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of the SW% of the NW% of said Section 36, thence run Southerly along the West line of Section 36, 671.93 feet to a point; thence 88 degrees 17 minutes 00 seconds left 447.76 feet to the point of beginning, thence continue along said line 152.19 feet to a point; thence 42 degrees 02 minutes 20 seconds right 40.73 feet; thence 90 degrees 00 minutes 00 seconds left 232.76 feet; thence 116 degrees 49 minutes 00 seconds left 86.25 feet; thence 24 degrees 10 minutes 40 seconds right 137.55 feet; thence 18 degrees 12 minutes 00 seconds right 97.85 feet; thence 54 degrees 31 minutes 00 seconds left 31.09 feet; thence 27 degrees 02 minutes 30 seconds left 71.07 feet; thence 69 degrees 02 minutes 30 seconds left 310.92 feet to the point of beginning, together with an easement for ingress and egress to and from said land, along and across the existing primary access roads serving the adjoining land as referred to in that certain conveyance recorded in Volume 267 Page 548 in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

- (a) Ad valorem taxes for the tax year 1980, which will be due and payable October 1, 1980, which Grantees herein assume and agree to pay.
  - Mortgage dated November 24, 1971, executed by (b) D. Bruce MacClary and James C. Barton to City Federal Savings & Loan Association, in the principal amount of \$250,000.00, filed for record November 30, 1971 at 1:28 P.M. and recorded in Volume 320, page 101, in the Probate Office of Shelby County, Alabama, and assignment of rents relating thereto recorded in Volume 271, page 295, in said Probate Office, which said mortgage, together with a promissory note secured thereby Grantees hereby assume and agree to pay in accordance with the terms and conditions thereof, the said mortgage covering only Parcel #1 as hereinabove described, having an unpaid principal balance of \$202,332.46 as of October 24, 1979.
  - (c) Conditions, restrictions and easement as set forth in Volume 267, page 548, in the Probate Office of Shelby County, Alabama.

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TO HAVE AND TO HOLD to said Allan J. McDonald and William W. McDonald, their 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

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

Virginia F. Shurett

SEAL)

STATE OF ALABAMA ) JEFFERSON COUNTY )

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Virginia F. Shurett and husband, Thomas G. Shurett, 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 the 31st day of October, 1979.

Mayorie O. Dabbal NOTARY PUBLIC

My Commission Experies: 1-25-81

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