


This instrument was prepared by
Joseph S. Bluestein,
SIROTE, PERMUTT, FRIEND, FRIEDMAN,
HELD & APOLINSKY, P.A.,
2222 Arlington Avenue South,
Birmingham, Alabama 35205

STATE OF ALABAMA)
COUNTY OF SHELBY)


19800404000040100 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
04/04/1980 00:00:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to the undersigned J. M. McNABB and wife, GERTRUDE K. McNABB, (herein referred to as "Grantors"), in hand paid by McNABB REALTY COMPANY, an Alabama General Partnership, (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, the hereinafter described real estate situated in Shelby County, Alabama, which said real estate is bounded and described as set forth on Exhibit "A" attached hereto and made a part hereof.

This conveyance is made subject to the following:

1. 1980 ad valorem taxes, a lien but not yet due and payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

And the Grantors do, for themselves and their heirs, executors and administrators, covenant with the said Grantee that they are lawfully seized of said premises in fee simple; that they are free from all encumbrances done or suffered by them, except as hereinabove stated; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same unto the said Grantee, its successors and assigns forever, against the lawful claims of any and all persons claiming under acts done or suffered by them, except as herein stated.

TO HAVE AND TO HOLD to the said Grantee, and to its successors and assigns forever.

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[Handwritten signatures and notes at the bottom of the page]

IN WITNESS WHEREOF, the said J. M. McNabb and wife, Gertrude K. McNabb, have hereto set their hands and seals, this the 1st day of April, 1980.

J. M. McNabb (SEAL)
J. M. McNabb

Gertrude K. McNabb (SEAL)
Gertrude K. McNabb

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that J. M. McNabb and wife, Gertrude K. McNabb, 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 1st day of April, 1980.

Marjorie C. Dabbs
Notary Public

My Commission Expires _____

My Commission Expires 12/25/1991

MD/wp/reep

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EXHIBIT "A"

The following described real estate situated in Shelby County, Alabama:

19800404000040100 Pg 3/3 .00
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From the Southeast corner of the NW 1/4 of NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, run in a Westerly direction along the South line of said 1/4-1/4 section for a distance of 583.26 feet, thence turn an angle to the right of 78 degrees 33 minutes and run in a Northwesterly direction for a distance of 1,293.11 feet, more or less to the intersection of the centerline of a 30 foot Plantation Pipe Line easement and the South right of way line of Shelby County Highway #12, thence turn an angle to the right of 101 degrees 49 minutes 30 seconds and run in an Easterly direction along the South right of way line of Shelby County Highway #12 for a distance of 551.41 feet, thence turn an angle to the left of 90 degrees and run in a Northerly direction for a distance of 10.00 feet, thence turn an angle to the right of 90 degrees and run in an Easterly direction for a distance of 78.00 feet to the point of beginning, thence continue along last mentioned course for a distance of 152.00 feet, thence turn an angle to the right of 36 degrees 15 minutes and run in a Southeasterly direction for a distance of 100.25 feet, thence turn an angle to the right of 41 degrees 02 minutes and run in a Southeasterly direction along the West right of way line of Alabama Highway #119 for a distance of 135.20 feet, thence turn an angle to the right of 102 degrees 20 minutes and run in a Westerly direction for a distance of 254.76 feet, thence turn an angle to the right of 88 degrees 03 minutes and run in a Northerly direction for a distance of 193.00 feet, more or less to the point of beginning.

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

1980 APR -4 AM 9:52

Thomas G. Snowden, Jr.
JUDGE OF PROBATE

Deed TAX 50.00
Rec 4.50
Jud 1.00

55.55