

This instrument was prepared by
(Name) G. Burns Proctor, Jr.

(Address) 1212 Bank for Savings Bldg., Birmingham, Alabama 35203

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

19800415000043840 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
04/15/1980 00:00:00 FILED/CERTIFIED

That in consideration of \$70,560.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, W. C. Stegall, W. P. Buck and W. David Upton, and our respective wives,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

J. Elmer Massey

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel I and Parcel II described in Exhibit A hereto attached and made a part hereof, which exhibit has been signed by one or more of the Grantors.

This conveyance is subject to:

(1) Grantors reserve an easement for ingress and egress to other property owned by Grantors contiguous to the northerly boundary of Parcel I, such easement running along the easterly side of Parcels I and II and being 40 feet in width commencing at the northeasterly corner of Parcel I and tapering to 30.61 feet at the southeasterly corner of Parcel II. The purpose of this easement is to give Grantors access, if needed, from the southeasterly part of said other property to U.S. Highway 31. Such easement shall terminate and the reservation thereof shall become null and void if and when the Grantors sell and convey the part of said other property north of Parcel I which spans the 40 foot northerly entrance of the easement herein described to a grantee who has access to Cross Creek Trail, a public road running generally east and west along the northerly boundary of such other property owned by Grantors and intersecting with U.S. Highway 31 to the east.

(2) Right of way to Alabama Power Co. recorded in Vol. 108, p. 379, in Shelby County Probate Office.

(3) All minerals and mining rights excepted.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 11th day of April, 1980.

Ann W. Stegall (Seal)

Janie B. Buck (Seal)

Ann Y. Upton (Seal)

W. C. Stegall (Seal)

W. P. Buck (Seal)

W. David Upton (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Frances L. Smith, a Notary Public in and for said County, in said State, hereby certify that W. C. Stegall and wife, Ann W. Stegall, 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 11th day of

April

A.D. 1980

JOHNSTON, BARTON, PROCTOR, SWEDLAW & NAFF

TWELFTH FLOOR BANK FOR SAVINGS BUILDING

BIRMINGHAM, ALABAMA

Frances L. Smith
Notary Public

STATE OF ALABAMA

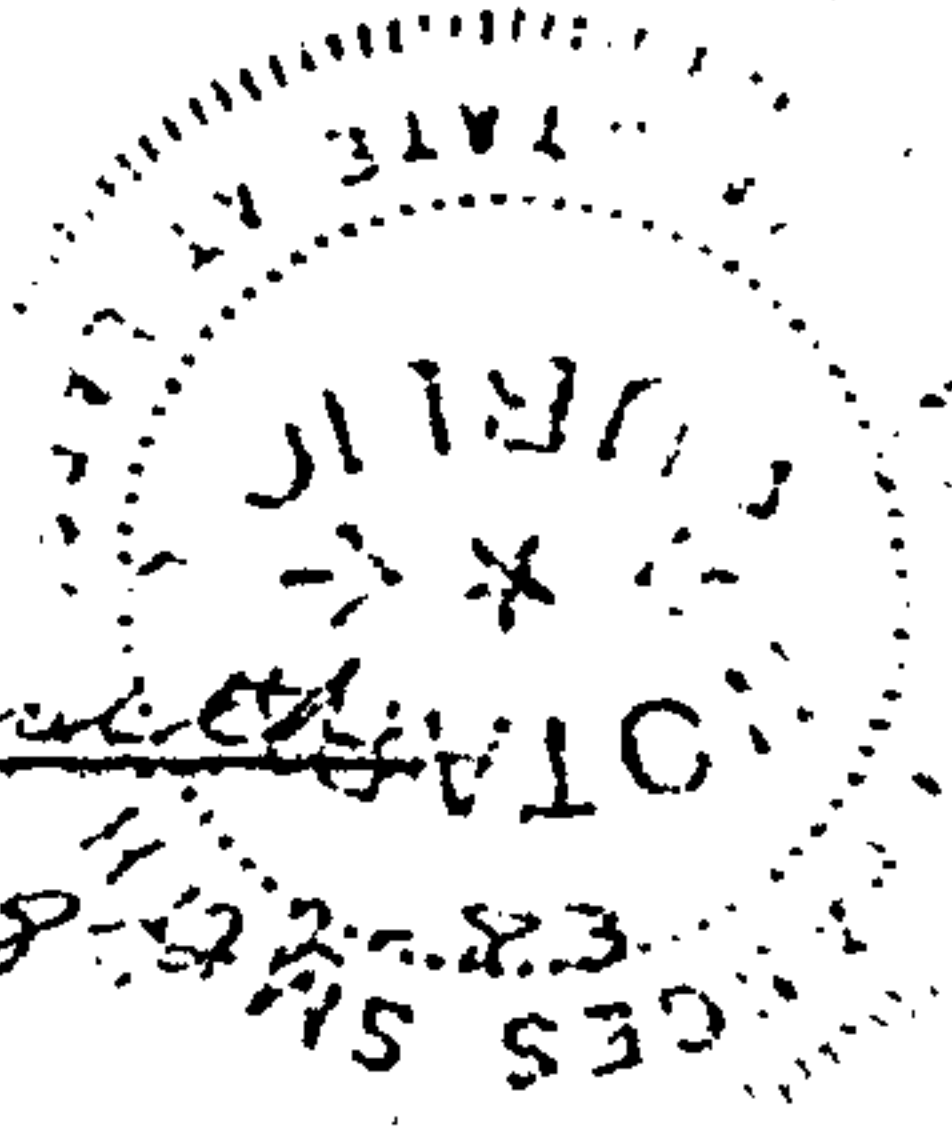
JEFFERSON COUNTY

I, Frances L. Smith, a Notary Public in and for said County, in said State, hereby certify that W. P. Buck and wife, Janie B. Buck 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 seal this 11th day of April, 1980.

Frances L. Smith
NOTARY PUBLIC

com. exp. 8-22-83



STATE OF ALABAMA

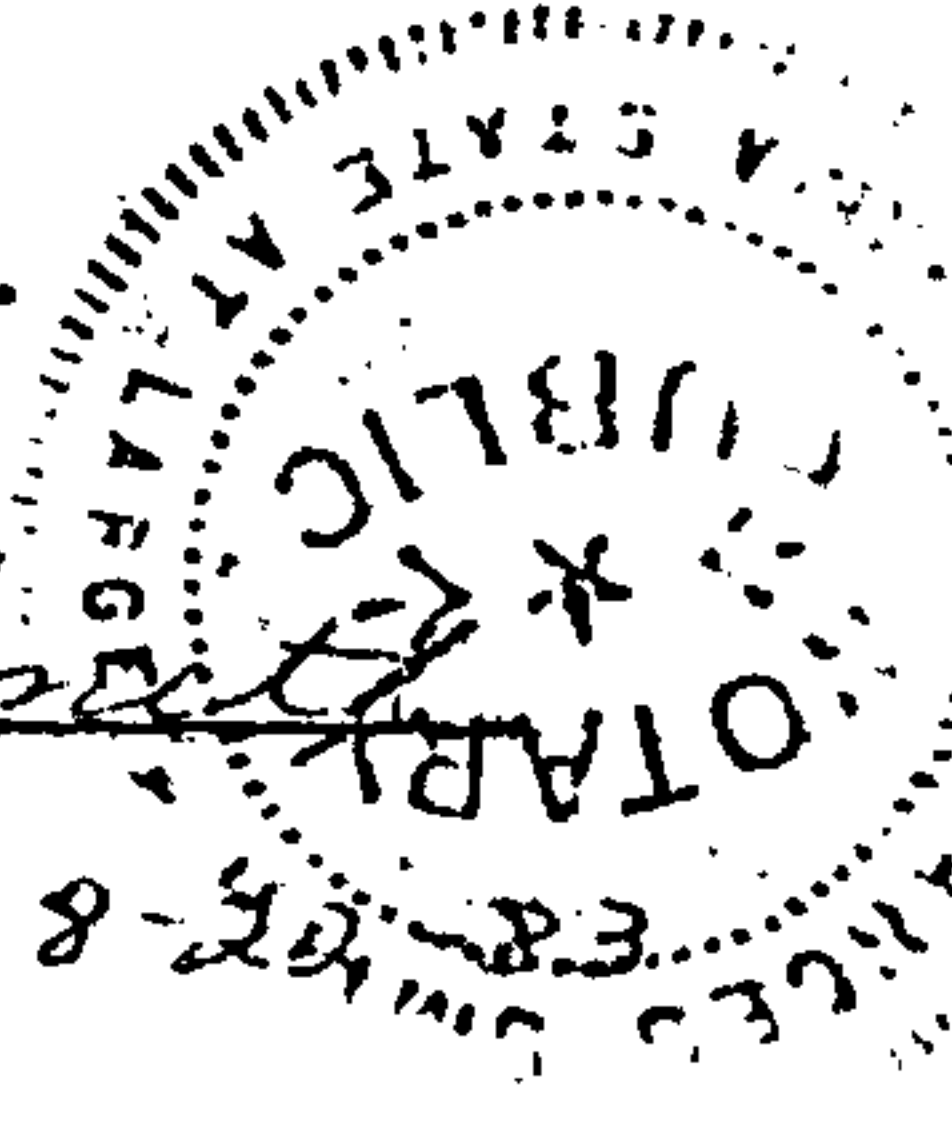
JEFFERSON COUNTY,

I, Frances L. Smith, a Notary Public in and for said County, in said State, hereby certify that W. David Upton and wife, Ann Y. Upton 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 seal this 11th day of April, 1980.

Frances L. Smith
NOTARY PUBLIC

com. exp. 8-22-83



BOOK 325 PAGE 962

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203

RECORD FEE \$

PARCEL I

A parcel of land situated in the southeast quarter of the northwest quarter and the southwest quarter of the northeast quarter Section 12, Township 20 South Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the southwest corner of the southeast quarter of the northwest quarter Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, and run east along the south line of the SE 1/4 of the NW 1/4 for 1091.30 feet (Deed 1091.42 feet) to a point in the center of the Old Birmingham Montgomery Highway; thence 69°30' 13" left (Deed 69°30') and in a northeasterly direction along the center of the Old Birmingham-Montgomery Highway 480.00 feet; thence 1°30'55" right and in a northeasterly direction along said center of road for 115.69 feet to the point of beginning; thence continue northeasterly along said center of the Old Birmingham-Montgomery Highway 215.65 feet; thence 112°00'42" left and in a westerly direction parallel to the south line of said 1/4-1/4 for 967.61 feet thence 91°25' left and in a southerly direction for 200.00 feet; thence 88°35' left and in a easterly direction parallel to the south line of said 1/4-1/4 for 891.84 feet to the point of beginning.

PARCEL II

A parcel of land situated in the southeast quarter of the northwest quarter, Section 12, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Commence at the southwest corner of the southeast quarter of the northwest quarter, Section 12, Township 20 South, Range 3 West, Shelby County, Alabama and run east along the south line of the SE 1/4 of the NW 1/4 for 1091.30 feet (Deed 1091.42 feet) to a point in the center of the Old Birmingham Montgomery Highway; thence 69° 30' 13" left (Deed 69° 30') and in a northeasterly direction along the center of the Old Birmingham Montgomery Highway 480.00 feet; thence 1° 30' 55" right and in a northeasterly direction along said center of road for 115.69 feet to the point of beginning; thence 112° 00' 42" left and in a westerly direction parallel to the south line of said 1/4-1/4 for 143.14 feet; thence 134° 03' 36" left and in a southeasterly direction for 111.86 feet; thence 29° 39' 54" left and in a southeasterly direction 30.61 feet to a point on the center of the Old Birmingham Montgomery Highway; thence 84° 15' 48" left and run northeasterly along the center of said Old Birmingham Montgomery Highway 95.96 feet to the point of beginning. Containing 7214.45 square feet, more or less.

GRANTORS:

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

1980 APR 15 AM 8:31

Thomas G. Shandlin, Jr.
JUDGE OF PROBATE

Deed Fee 7/00
Rec. 650
100
7850

W. David Upton

W. C. Stegall

W. P. Buck

EXHIBIT A

BOOK 325 PAGE 963