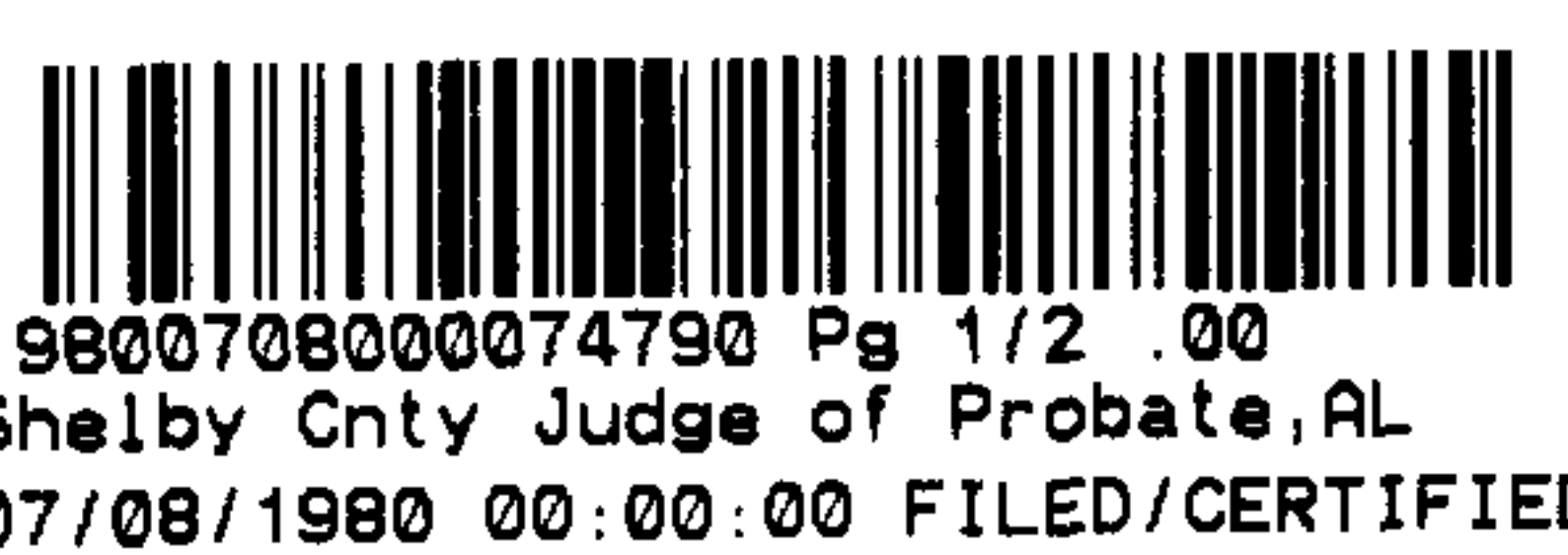


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THIS INSTRUMENT PREPARED

NAME Orrin R. Ford
ADDRESS Najjar & Najjar, Suite 1030, Brown-Marx Building, Birmingham, AL 35205
WARRANTY DEED (Without Survivorship) ALABAMA TITLE CO., INC.

State of Alabama } Know All Men By These Presents, \$67,500.00.
COUNTY }

That in consideration of TEN DOLLARS and NO/100----- DOLLARS
to the undersigned grantors Mona Tingley, an unmarried woman, Jo Ann Maxwell and
husband, Felix Neil Maxwell
in hand paid by Jo Ann Maxwell
the receipt whereof is acknowledged we the said Mona Tingley, an unmarried
woman, Jo Ann Maxwell and husband, Felix Neil Maxwell
do grant, bargain, sell and convey unto the said Jo Ann Maxwell
the following described real estate, situated in Shelby County, Alabama,
to-wit:

(Description of said property attached hereto as Exhibit "A")

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TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

And K (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:

that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~may~~ (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 hand and seal, this 3rd day of July, 1980.

WITNESS: _____

Mona Tingley
Mona Tingley, an unmarried woman
Jo Ann Maxwell
Jo Ann Maxwell
Felix Neil Maxwell
Husband, Felix Neil Maxwell

State of ALABAMA } General Acknowledgement
COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mona Tingley, an unmarried woman, Jo Ann Maxwell and husband, 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 3rd day of July, 1980.

[Signature]
Notary Public

EXHIBIT "A"

19800708000074790 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
07/08/1980 00:00:00 FILED/CERTIFIED

PARCEL I.

The SW Quarter of the NW Quarter of Section 29, Township 19, Range 1 West, situated in Shelby County, Alabama, except that part containing 9.4 acres more or less in the NE corner thereof as described by deed recorded in Deed Book 178, page 353.

PARCEL II.

All that part of the NE quarter of the NW quarter of Section 29, Township 19, Range 1 West. situated in Shelby County, Alabama that is South of the South line of a private road described in Book 309, page 193, that runs approximately down the North line of said 1/4-1/4 section, situated in Shelby County, Alabama.

PARCEL III.

All that portion of the NE Quarter of the SW Quarter of Section 29, Township 19, Range 1 West, lying North of A.B. & C Railroad right-of-way, situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes due in the year 1980 a lien but not yet payable.
2. Right of way in favor of Alabama Power Company recorded in Deed Book 123, page 421, Book 155, page 108, Book 176, page 78; Book 155, page 109; Book 167, page 392, Book 167, page 394; Book 176, page 70.
3. Agreement for road right of way as set forth by instrument recorded in Book 179, page 204; Book 179, page 202; Book 307, page 407 and Book 309, page 193.

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

1980 JUL -8 AM 8:41

William C. Lawrence, Jr.
JUDGE OF PROBATE

Deed 67.50
Rec. 3.50
Incl. 1.00

72.00

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