

This instrument was prepared by

(Name) CLAIBORNE P. SEIER, ATTORNEY AT LAW 736

(Address) 3349 Montgomery Highway, Birmingham, Alabama 35209

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19810825000091780 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
08/25/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-One Thousand and No/100 (\$121,000.00) and the assumption of the Mortgage as recorded in Volume 410, Page 65 in the Probate Office of Shelby County, Alabama.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

DOROTHY J. REID

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

WREXHAM PROPERTIES N.V.

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

CERTAIN LANDS LYING AND BEING SITUATE IN SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF;

By acceptance of this deed, grantee agrees to assume the indebtedness secured by the above mortgage, and to comply with all the terms, conditions and provisions of the Note evidencing said indebtedness and the mortgage securing the same.

Subject to restrictions, easements, rights of way and building lines of record.

Subject to taxes for 1981.

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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, I have hereunto set my hands(s) and seal(s), this 6th day of May, 1981.

.....(Seal)

.....(Seal)

.....(Seal)

Dorothy J. Reid (Seal)
DOROTHY J. REID

.....(Seal)

.....(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY }

General Acknowledgment

I, undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy J. Reid, Wife of Norman Reid whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of May, A. D., 1981

BAINBRIDGE & MIMS

ATTORNEYS AT LAW

Norman Reid Public.

EXHIBIT "A"

19810825000091780 Pg 2/2 .00
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BOOK
A tract of land situated in Sections 13, 14, 23, and 24, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the northwest corner of Section 24, Township 19 South, Range 2 West, and run South along West line of said section for a distance of 547.72 feet; thence an angle left of 148 degrees 50 minutes and run Northeasterly 384.09 feet; thence an angle left of 90 degrees 00 minutes and run Northwesterly 40.0 feet to a point on the Northwesterly right of way of the Cahaba Valley Road, said point being the point of beginning of herein described property; thence an angle right of 90 degrees 00 minutes and run Northeasterly along right of way of said road, 464.52 feet to a point of curve of a curve to the right having a radius of 4,607.50 feet and run along arc of said curve, 305.34 feet; thence an angle left of 93 degrees 23 minutes 50 seconds to tangent, and run Northwesterly 338.46 feet; thence an angle right of 08 degrees 33 minutes and run northwesterly 628.82 feet; thence an angle left of 77 degrees 30 minutes and run Southwesterly 356.22 feet; thence turn an angle right of 23 degrees 45 minutes 30 seconds and run Southwesterly 198.19 feet; thence an angle left of 27 degrees 39 minutes 30 seconds and run Southwesterly 313.37 feet; thence an angle right of 10 degrees 11 minutes 45 seconds and run Southwesterly 148.68 feet; thence an angle left of 109 degrees 30 minutes and run Southeasterly 1,391.31 feet to a point of intersection with the northwesterly right of way line of Cahaba Valley Road, said right of way line being in a curve to the left and having a radius of 3,710.00 feet; thence an angle to the left of 94 degrees 04 minutes 20 seconds to tangent and run Northeasterly along arc of said curve, 231.42 feet to point of beginning. Situated in Shelby County, Alabama.

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

1981 AUG 25 AM 9:58

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Dorothy J. Reid
DOROTHY J. REID

Reid TAX 121.00
Rec 3.00
Fund 1.00

125.00