

This instrument was prepared by:

(Name) JAMES E. ROBERTS, ATTORNEY

2230 - 3RD AVENUE, NORTH

(Address) BIRMINGHAM, ALABAMA 35203

19810908000096490 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
09/08/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten (\$10.00) Dollars and other good and valuable consideration including the execution of a Purchase Money Mortgage on Tract "B" in the amount of \$216,000.00 executed simultaneously herewith to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Vicki C. Hays, an unmarried woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James L. Clayton (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

TRACT A

From the NE corner of the SE 1/4 of the NW 1/4, Section 36, Township 18 South, Range 2 West, run west along the north boundary of said 1/4-1/4 a distance of 260.35 feet; thence left 81 degrees 37 minutes a distance of 684.60 feet to the point of beginning; thence right 81 degrees 05 minutes a distance of 138.67 feet; thence left 89 degrees 51 minutes a distance of 52.27 feet; thence right 90 degrees 00 minutes a distance of 37.40 feet; thence left 71 degrees 27 minutes a distance of 71.52 feet; thence left 72 degrees 10 minutes a distance of 461.58 feet along the chord of a curve to the left with a radius of 5639.58 feet being the R.O.W. line of U. S. Highway 280; thence left 78 degrees 08 minutes a distance of 215.00 feet; thence right 75 degrees 07 minutes a distance of 215.00 feet; thence left 75 degrees 07 minutes a distance of 241.00 feet; thence left 101 degrees 52 minutes a distance of 662.50 feet; thence left 93 degrees 38 minutes a distance of 124.99 feet; thence right 16 degrees 40 minutes a distance of 121.15 feet to the point of beginning.

TRACT B

From the NE corner of the SE 1/4 of the NW 1/4, Section 36, Township 18 South, Range 2 West, run west along the north boundary of said 1/4-1/4 a distance of 139.51 feet; thence left 107 degrees 11 minutes a distance of 54.50 feet to the point of beginning; thence left 2 degrees 35 minutes a distance of 101.03 feet; thence right 16 degrees 15 minutes a distance of 50.81 feet; thence right 28 degrees 15 minutes a distance of 127.44 feet; thence left 8 degrees 47 minutes a distance of 149.67 feet; thence right 16 degrees 25 minutes a distance of 38.24 feet; thence left 86 degrees 22 minutes a distance of 662.50 feet; thence left 78 degrees 08 minutes a distance of 498.93 feet; thence left 107 degrees 07 minutes a distance of 963.00 feet to the point of beginning.

TRACT D

From the NE corner of the SE 1/4 of the NW 1/4, Section 36, Township 18 South, Range 2 West, run west along the north boundary of said 1/4-1/4 a distance of 139.51 feet to the point of beginning; thence continue in a straight line a distance of 121.03 feet; thence, left 81 degrees 37 minutes a distance of 292.64 feet; thence left 90 degrees 00 minutes a distance of 164.98 feet; thence left 73 degrees 35 minutes a distance of 127.44 feet; thence left 28 degrees 15 minutes a distance of 50.81 feet; thence left 16 degrees 15 minutes a distance of 101.03 feet; thence right 2 degrees 35 minutes a distance of 54.50 feet to the point of beginning.

Jepperson Land Title

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TRACT E and F

Beginning at the NE corner of the SE 1/4 of the NW 1/4, Section 36, Township 18 South, Range 2 West, run west along the north boundary of said 1/4-1/4 a distance of 139.51 feet; thence left 107 degrees 11 minutes a distance of 54.50 feet; thence left 42 degrees 03 minutes a distance of 353.36 feet; thence left 120 degrees 46 minutes a distance of 232.82 feet; thence left 90 degrees 00 minutes a distance of 180.21 feet to the point of beginning.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 hand and seal this 27 day of August, 1981.

Vicki C. Hays (SEAL)
VICKI C. HAYS, an unmarried woman

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Vicki C. Hays, an unmarried woman, 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 the 27th day of August, 1981.

James E. Robert
NOTARY PUBLIC

19810908000096490 Pg 2/2 .00
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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

1981 SEP -8 AM 10:22

Thomas A. Brantley, Jr.
JUDGE OF PROBATE

Deed 125.00 Rec. 3.00 Ind. 1.00
Sum 413-263
129.00