

This instrument was prepared by

(Name) Courtney H. Mason, Jr., Attorney at Law

(Address) P. O. Box 1007, Alabaster, Alabama 35007

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/100 (\$10.00) Dollars and other good and valuable consideration

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

CHARLES M. MAXWELL AND WIFE, GLENDA G. MAXWELL

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

J. D. SCOTT CONSTRUCTION COMPANY, INC.

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

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO.

Subject to easements and restrictions of record.

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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, WE have hereunto set OUR hands(s) and seal(s), this 24th day of April, 1982.

(Seal)

CHARLES M. MAXWELL

(Seal)

(Seal)

GLENDA G. MAXWELL

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles M. Maxwell and wife, Glenda G. Maxwell whose name s 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 24th day of April, A.D., 1982.

Notary Public

My Commission Expires September 25, 1982

EXHIBIT "A"

A portion of land situated in the SE $\frac{1}{4}$  of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama, previously referred to as Lots A & B of Mission Hills Estates and being more particularly described as follows:

TRACT "A": Commence at the Northeast corner of the SE $\frac{1}{4}$  of Section 22, Township 21 South, Range 3 West; thence run West along the North line of said  $\frac{1}{4}$  section a distance of 485.43 feet; thence turn left 98 deg. 46 min. 17 sec. and run Southeasterly a distance of 16.16 feet to the point of beginning; thence continue Southeasterly a distance of 840.27 feet to the Northwest right-of-way line of Shelby County Road #80; thence turn right 98 deg. 19 min. 57 sec. and run Southwesterly along said right-of-way line a distance of 317.97 feet to a point of curve, said curve having a radius of 5689.58 feet and an interior angle of 0 deg. 44 min. 55 sec.; thence continue Southwesterly along said right-of-way line an arc distance of 74.33 feet; thence from the tangent of said curve turn right 93 deg. 44 min. 38 sec. and run Northwesterly a distance of 958.75 feet; thence turn right 101 deg. 39 min. and run Easterly a distance of 214.45 feet; thence turn right 0 deg. 04 min. 20 sec. and continue Easterly a distance of 241.35 feet to the point of beginning. Containing 8.59 acres, more or less.

TRACT "B": Commence at the Northeast corner of the SE $\frac{1}{4}$  of Section 22, Township 21 South, Range 3 West; thence run West along the North line of said  $\frac{1}{4}$  section a distance of 485.43 feet to the point of beginning; thence continue along the last described course a distance of 459.57 feet; thence turn left 102 deg. 27 min. 57 sec. and run Southeasterly a distance of 22.97 feet; thence turn left 78 deg. 21 min. and run Easterly a distance of 214.45 feet; thence turn right 0 deg. 04 min. 20 sec. and continue Easterly a distance of 241.35 feet; thence turn left 97 deg. 49 min. 23 sec. and run Northwesterly a distance of 16.16 feet to the point of beginning. Containing 0.21 acres, more or less.

LESS AND EXCEPT THAT PROPERTY CONVEYED TO J. D. SCOTT CONSTRUCTION, INC. BY CHARLES M. MAXWELL AND WIFE, GLENDA G. MAXWELL DESCRIBED AS FOLLOWS:

Commence at the NE corner of the SE $\frac{1}{4}$  of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama; thence run West along the North line of said  $\frac{1}{4}$  Section a distance of 485.43 feet; thence turn left 98 deg. 46 min. 17 sec. and run Southeasterly a distance of 856.43 feet to the Northerly right-of-way line of Shelby County Road #80; thence turn right 98 deg. 19 min. 57 sec. and run Southwesterly along said right-of-way line a distance of 100.0 feet to the point of beginning; thence continue along the last described course a distance of 55.44 feet; thence turn right 75 deg. 26 min. 55 sec. and run Northwesterly a distance of 283.66 feet; thence turn right 14 deg. 33 min. 05 sec. and continue Northwesterly a distance of 150.0 feet; thence turn right 90 deg. and run Northeasterly a distance of 125.0 feet; thence turn right 90 deg. and run Southeasterly a distance of 425.0 feet to the point of beginning. Containing 1 acre.

Due TAX. 50  
Rec 3.00  
Ind 1.00  
4.50

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1982 MAY -4 PM 3:16

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