

(Name) DANIEL M. SPITLER 366
 Attorney at Law
 (Address) 1972 Chandalar Office Park
Pelham, Alabama 35124



Cahaba Title, Inc. 10.00

1970 Chandalar South Office Park
 Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 (\$10.00) DOLLARS

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

Steven R. Bunn and wife, Loretta C. Bunn

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

Ashy-Bickham Pelham, A Limited Partnership

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

A parcel of land located in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence in an Easterly direction, along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 914.25 feet to the Point of Beginning; thence continue along last described course a distance of 149.37 feet; thence 101 degrees 06 minutes 18 seconds left, in a Northwesterly direction, a distance of 0.83 feet, thence 78 degrees 19 minutes 23 seconds left, in a Westerly direction, a distance of 149.70 feet, thence 101 degrees 34 minutes 38 seconds left, in a Southeasterly direction, a distance of 2.38 feet to the Point of Beginning.

Purchaser recognizes there is a mortgage given to Citicorp Person-to-Person Financial Center, Inc. dated August 24, 1981, recorded in Mortgage Book 415, Page 01, in the Probate Office of Shelby County, Alabama. Seller is to cooperate in having the mortgage released on this property at no expense to Seller.

This deed is given to clear up a boundary line dispute between Grantor and Grantee herein.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 12th day of April, 19 82

Rec'd 1.50 STATE OF ALA. SHELBY CO.
 Rec'd 1.50 I CERTIFY THIS
1.00 INSTRUMENT WAS FILED
3 0 2 1982 MAY 12 AM 10:54

Thomas A. Snowden, Jr.
 JUDGE OF PROBATE

STEVEN R. BUNN (SEAL)

LORETTA C. BUNN (SEAL)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, the undersigned
 in said State, hereby certify that

a Notary Public in and for said County,

Steven R. Bunn and wife, Loretta C. Bunn

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 12th day of April, A.D. 19 82.

[Signature]
 Notary Public