

THIS INSTRUMENT PREPARED

NAME Bruce L. Gordon, Attorney at Law
ADDRESS 1500 Colonial Bank Building, Birmingham, Alabama 35203
WARRANTY DEED (Without Survivorship) ALABAMA TITLE CO., INC.

State of Alabama } Know All Men By These Presents,
SHELBY COUNTY }
That in consideration Forty-Five Thousand and No/100 (\$45,000.00) DOLLARS
to the undersigned grantor
in hand paid by BURNIE A. HIGGINBOTHAM, JR. and wife, CAROLYN C. HIGGINBOTHAM
JOSEPH S. BRUNO
the receipt whereof is acknowledged they the said
BURNIE A. HIGGINBOTHAM, JR. and wife, CAROLYN C. HIGGINBOTHAM
do grant, bargain, sell and convey unto the said
JOSEPH S. BRUNO
the following described real estate, situated in Shelby County, Alabama,

to-wit:

COMMENCE AT THE S.E. COR. OF SEC. 28 T. 19 S. R. 2 E.,
SHELBY COUNTY, ALABAMA, THENCE PROCEED WEST ALONG THE
SOUTH BOUNDARY OF SAID SECTION A DISTANCE OF 1,778.67 FEET,
THENCE TURN AN ANGLE OF 100°25' TO THE RIGHT AND PROCEED
NORTHEASTERLY A DISTANCE OF 407.9 FEET TO A POINT ON THE
NORTH R.O.W. LINE OF U.S. HWY. 280 - AS DESCRIBED BY DEED
TO PROPERTY AS RECORDED IN BOOK 297 PAGE 487 IN THE
PROBATE OFFICE IN SHELBY COUNTY COURT HOUSE - TO THE
POINT OF BEGINNING OF SAID PARCEL OF LAND. FROM THIS
POINT OF BEGINNING TURN AN ANGLE OF 17°21' TO THE RIGHT AND
PROCEED NORTHEASTERLY A DISTANCE OF 171.5 FEET, THENCE TURN
AN ANGLE OF 71°35' TO THE LEFT AND PROCEED NORTHEASTERLY
A DISTANCE OF 249.96 FEET, THENCE TURN AN ANGLE OF 85°41'
TO THE LEFT AND PROCEED SOUTHWESTERLY A DISTANCE OF 171.5 FEET
TO A POINT ON THE NORTH R.O.W. LINE OF U.S. HWY. 280 THENCE
TURN AN ANGLE OF 94°24' TO THE LEFT AND PROCEED SOUTHWESTERLY
ALONG THE CHORD OF A CURVE CONCAVE TO THE RIGHT WITH A CENTRAL
ANGLE OF 22°41'4" AND A T.A.V. OF 917.89' A DISTANCE OF
258.62 FEET TO THE POINT OF BEGINNING.
SAID PROPERTY CONTAINS 1.00 ACRES

- 1. Taxes for the year 1982 are a lien, but not due and payable until October 1, 1982. Parcel ID: 58-07-08-28-4-001-027. Taxes for 1981 paid in the amount of \$26.64.
- 2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 107, Page 472, in Probate Office.
- 3. Right-of-way and easements of record.

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

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 hand and seal this 1st day of October, 1982.

WITNESS:
Judy [Signature]
Rec. 43.00
150 1982 OCT -5 AM 8:37
Ind. 100
47.50

Burnie A. Higginbotham, Jr.
Burnie A. Higginbotham, Jr.
Carolyn C. Higginbotham
Carolyn C. Higginbotham

State of ALABAMA }
COUNTY }
General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BURNIE A. HIGGINBOTHAM, JR. and wife, CAROLYN C. HIGGINBOTHAM 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 1 day of October A. D., 1982
Cahaba Title, Inc. (CT)
Form 3013 (Rev. 6-76) [Signature] Notary Public