

Send tax notice to:
Edwin Carter and Linda Carter

This instrument was prepared by:
Allan J. Chappelle, Esq.
SIROTE, PERMUTT, FRIEND, FRIEDMAN,
HELD & APOLINSKY, P.A.
2222 Arlington Avenue South
Birmingham, AL 35255

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seven Thousand and No/100 Dollars (\$7,000.00) to the undersigned Electric Machine Control, Inc., a corporation (herein referred to as "Grantor"), in hand paid by Edwin Carter and Linda Carter (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the hereinafter described real estate situated in Shelby County, Alabama, which said real estate is bounded and described as set forth on Exhibit "A" attached hereto and made a part hereof.

This conveyance is made subject to the following:

1. 1982 ad valorem taxes, a lien but not yet due and payable.
2. Subject to a 30 foot wide private road easement, as shown on Survey dated the 12th day of April, 1982, prepared by Donald L. Hadden for Don Hadden & Associates, Inc.
3. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

And the Grantor does, for itself and its successors and assigns, covenant with the said Grantees that it is lawfully seized of said premises in fee simple; that they are free from

BOOK 343 PAGE 842

2860 Vista Forest Dr.

all encumbrances except as hereinabove stated; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall warrant and defend the same unto the said Grantees, their heirs, executors and assigns forever, against the lawful claims of any and all persons.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said Electric Machine Control, Inc., a corporation, by Elmer M. Carter, its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of June, 1982.

BOOK 343 PAGE 843

ELECTRIC MACHINE CONTROL, INC.,
a corporation

ATTEST:

By: Elmer M. Carter
Its President

(CORPORATE SEAL)

By: Linda Carter
Its Sec. Treas.

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the county and state aforesaid, do certify that Elmer M. Carter, whose name as President of Electric Machine Control, Inc., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 23rd day of June, 1982.

Donna Clark
Notary Public

My Commission Expires: 3-3-84

MOD:nw

EXHIBIT "A"

Part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 19, and part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the SE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 19 and run thence westwardly 111.10 feet; thence turn 74°-13'-30" right and run northwestwardly 60.77 feet to a point on the center line of a 30 foot wide private road easement; thence turn 72°-07' right and run northeastwardly along said right-of-way 116.51 feet; thence turn 07°-06' left and continue northeastwardly 114.11 feet to the beginning of a curve to the right having a radius of 372.87 feet; thence continue northeastwardly along said center line and along the arc of said curve 99.41 feet to the end of said curve; thence continue northeastwardly along said center line, tangent to said curve; 45.92 feet to the beginning of a curve to the left having a radius of 63.31 feet; thence run northwardly along said center line and along the arc of last said curve 84.64 feet to the end of last said curve; thence run northwestwardly along said center line 156.68 feet to the beginning of a curve to the left having a radius of 251.27 feet; thence continue northwestwardly along said center line and along the arc of last said curve 98.71 feet to the end of last said curve; thence continue northwestwardly along said center line, tangent to last said curve 6.87 feet; thence turn 105°-52' left and run southwestwardly 159.90 feet; thence turn 35°-34' right and run southwestwardly 169.90 feet; thence turn 25°-11'-30" left and run southwestwardly 110.09 feet; thence turn 99°-46' right and run northwestwardly 203.01 feet to a point on the southeasterly right-of-way line of County Road No. 52, said right-of-way line being a curve having a radius of 1111.70 feet; thence turn right 75°-01'-39" to tangent and run northeastwardly along said right-of-way line and along the arc of last said curve 81.00 feet to the end of last said curve; thence continue northeastwardly along said right-of-way line, tangent to last said curve 262.69 feet; thence turn 74°-42' right and run southeastwardly 85.83 feet; thence turn 22°-05'-30" right and run southeastwardly 305.47 feet; thence turn 00°-01'-15" left and run southeastwardly 311.41 feet; thence turn 01°-23' left and run southeastwardly 276.05 feet; thence turn 02°-25' right and run southeastwardly 180.48 feet to a point on the south line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 20; thence turn 134°-12'-30" right and run westwardly along last said $\frac{1}{4}$ - $\frac{1}{4}$ section line 726.62 feet to the point of beginning; also conveyed hereby are all of the rights, title and interests of the grantors to that portion of the real estate lying between the above described traverse line and the low water mark of the river and extending from said road right-of-way line to the south line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 20.

Contains 8.6 acres, more or less

Ref: MD/450820611

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

1982 DEC -1 PM 2:22

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

Recd Tax 7.00
Rec H. 50
Jud 1.00
12.50