

(Name) Dale Wallace, Jr., Attorney at Law  
(Address) 2220 Highland Avenue, Birmingham, Al. 35205

Form 1-1-27 Rev. 1-46  
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19830107000002720 Pg 1/2 .00  
Shelby Cnty Judge of Probate, AL  
01/07/1983 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) 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, Ben Casey Frederick, Jr., an unmarried man; Ben Casey Frederick, Sr. and wife, Shirley C. Frederick,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto B.C.F. FARMS, LIMITED, an Alabama limited partnership,

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

See Exhibit "A" attached hereto.

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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 30 day of December, 1982.

(Seal) Ben Casey Frederick, Jr.  
(Seal) Ben Casey Frederick, Sr.  
(Seal) Shirley C. Frederick

STATE OF ALABAMA }  
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Ben Casey Frederick, Jr.; Ben Casey Frederick, Sr. & Shirley C. Frederick 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 30th day of December, A. D., 1982.

Mary Jo Dennis  
Notary Public

EXHIBIT "A"

Commence at the Northeast corner of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a Westerly direction along the North line of said Section a distance of 660.24 feet to the point of beginning of the herein described parcel; thence deflect 93 degrees 03 minutes 29 seconds to the left and run in a Southeasterly direction a distance of 202.00 feet to a point; thence turn an interior angle of 266 degrees 56 minutes 31 seconds and run to the left in an Easterly direction a distance of 240.00 feet to a point; thence turn an interior angle of 93 degrees 03 minutes 29 seconds and run to the right in a Southeasterly direction a distance of 325.54 feet to a point; thence turn an interior angle of 86 degrees 56 minutes 31 seconds and run to the right in a Westerly direction a distance of 260.00 feet to a point; thence turn an interior angle of 93 degrees 03 minutes 29 seconds and run to the right in a Northwesterly direction a distance of 527.54 feet measured, (525 feet deed) to point on the North line of said Section; thence turn an interior angle to 86 degrees 56 minutes 31 seconds and run to the right in an Easterly direction a distance of 20.00 feet, more or less, to the point of beginning of the herein described parcel.

ALSO, an easement for water lines as they presently exist from the Westover Water & Fire Protection Authority serving the above described property now situated across the following described property in Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a Westerly direction along the North line of said Section a distance of 420.24 feet to the point of beginning of the herein described parcel; thence continue along said line a distance of 240 feet to a point; thence turn an interior angle of 86 degrees 56 minutes 31 seconds and run to the left in a Southerly direction a distance of 202.00 feet to a point; thence turn an interior angle of 93 degrees 03 minutes 29 seconds and run to the left in an Easterly direction a distance of 240 feet to a point; thence turn an interior angle of 86 degrees 56 minutes 31 seconds and run to the left in a Northerly direction a distance of 202 feet to the point of beginning of the herein described parcel.  
Situating in Shelby County, Alabama.

From the Northwest corner of Section 28, Township 19 South, Range 1 East, run East along the North boundary of said Section a distance of 597.28 feet to the point of beginning; thence right 104 deg. 09 min. a distance of 584.43 feet; thence left 83 deg. 10 min. a distance of 927.07 feet; thence left 111 deg. 28 min. a distance of 355.48 feet; thence left 87 deg. 59 min. a distance of 680.99 feet; thence right 88 deg. 05 min. a distance of 525.0 feet; thence left 88 deg. 02 min. a distance of 39.63 feet to the point of beginning, all lying in the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 28, Township 19 South, Range 1 East.

There is EXCEPTED herefrom the following described lot: From the Northwest corner of Section 28, Township 19, Range 1 East, run East along the North boundary of said Section a distance of 597.28 feet to the point of beginning; thence continue in a straight line a distance of 19.63 feet; thence right 88 deg. 02 min. a distance of 285.13 feet; thence right 67 deg. 48 min. a distance of 109.17 feet; thence right 126 deg. 12 min. a distance of 337.06 feet to the point of beginning.

1983 JAN -7 AM 8:31

*Thomas A. Shaw*  
JUDGE OF PROBATE

*Deed tax 100*

*Rec 350*

*Ord. 100*

*550*