

This instrument was prepared by

(Name) James R. Moncus, Jr., Attorney at Law

121

(Address) 400 Woodward Bldg., Birmingham, Al. 35203

WARRANTY DEED - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty thousand seven hundred fifty and no/100 (\$40,750.00) 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,

Joyce Shirley, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Barbour/Thrasher Properties, a partnership

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

Shelby

See Attached Exhibit A, attached and incorporated herein

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

460  
PAGE

345  
BOOK

895  
BOOK

The property herein described was obtained or improved through Federal financial assistance. This property is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the property continues to be used for the same or similar purposes for which financial assistance was extended or for so long as the purchaser owns it, whichever is longer.

As part of the consideration herein, the Grantees herein assume and agree to pay the outstanding indebtedness secured by the real estate mortgages from C.A. Shirley and wife, Joyce M. Shirley to the United States of America acting through the Farmers Home Administration and filed for record on March 19, 1970 in the office of the Judge of Probate of Shelby County in Book 313, Page 590; and filed for record in September 16, 1970, in the office of the Judge of Probate of Shelby County in Book 314, Page 762. Said mortgages have been amended by an Assumption Agreement (Form FmHA 460-9) executed by the Grantees herein.

Joyce Shirley is the surviving grantee of that deed recorded in Deed Book 221, Page 895, in the Probate Office of Shelby County, Alabama; the other Grantee C.A. Shirley, having died on or about the 19 day of Sept, 1979.

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, I have hereunto set my hands(s) and seal(s), this 2 day of March, 1982

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Joyce Shirley  
JOYCE SHIRLEY

STATE OF ALABAMA  
Jefferson  
COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joyce Shirley, an unmarried woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of March

A. D., 1982

J. R. Moncus

Notary Public

James R. Moncus

EXHIBIT "A"

PARCEL NO. 1

Commence at the Southeast corner of Section 5, Township 20 South, Range 1 West; thence run North along the East line of said section, a distance of 200.00 feet; thence turn an angle of 89 degrees 40 minutes to the left and run a distance of 139.81 feet to the West right of way line of a County Highway, and the point of beginning; thence continue in the same direction a distance of 433.86 feet; thence turn an angle of 89 degrees 40 minutes to the right and run a distance of 133.22 feet; thence turn an angle of 90 degrees 20 minutes to the right and run a distance of 594.86 feet to the West right of way line of said highway; thence turn an angle of 125 degrees 10 minutes to the right and run along said right of way line a distance of 161.68 feet; thence turn an angle of 2 degrees 16 minutes to the left and run along said right of way line, a distance of 27.45 feet to the point of beginning. Situated in the SE 1/4 of the SE 1/4 of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama.

PARCEL NO. 2

Commence at the Southeast corner of Section 5, Township 20 South, Range 1 West; thence run West along the South line of said section, a distance of 225.67 feet to the West right of way line of a County Highway, and the point of beginning; thence continue West along the South line of said section a distance of 400.00 feet; thence turn an angle of 89 degrees 40 minutes to the right and run a distance of 200.00 feet; thence turn an angle of 90 degrees 20 minutes to the right and run a distance of 483.86 feet to the West right of way line of said County Highway; thence turn an angle of 117 degrees 38 minutes to the right and run along the arc of a right of way curve (whose Delta Angle is 9 degrees 22 minutes to the left, tangent distance is 108.60 feet, radius is 1326.44 feet, length of arc is 216.85 feet) to the point of beginning. Situated in the SE 1/4 of SE 1/4 of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama.

Joyce Shirley

470  
454  
345 PAGE  
BOOK

ALL FEES ARE PAID  
IN FULL  
THIS INSTRUMENT WAS FILED

1983 MAR -3 AM 9:15

Thomas A. Shadrack, Jr.  
JUDGE OF PROBATE

Deed Tax - 41<sup>00</sup>  
Rec 3<sup>00</sup>  
Ink 1<sup>00</sup>  
45<sup>00</sup>