

THIS INSTRUMENT PREPARED BY:

William O'Neal Whitt, Jr.
#2 Office Park Circle
Birmingham, Alabama 35223

DEED, STATUTORY WARRANTY

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That for and in consideration of One Hundred Eighty-eight Thousand Seven Hundred Eighty-six Dollars (\$188,786.00) to the undersigned grantors, A. E. Burgess and wife, Mary Ruth Burgess, in hand paid by J. H. Edwards and wife, Frances W. Edwards, the receipt whereof is acknowledged, we, the said A. E. Burgess and wife, Mary Ruth Burgess, do grant, bargain, sell and convey unto the said J. H. Edwards and wife, Frances W. Edwards, as joint tenants with the right of survivorship, the following described real estate, situated in Shelby and Bibb Counties, Alabama, to-wit:

Parcel 10, according to the map and plat of Whispering Pines Farms as recorded in Map Book 8, Page 125, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as:

A parcel of land containing 96.84 acres, more or less, located in the SE-1/4 of the SE-1/4, NE-1/4 of the SE-1/4, NW-1/4 of the SE-1/4 and the SW-1/4 of the SE-1/4 of Section 11, also the West 1/2 of the SW-1/4 of the SW-1/4 and NW-1/4 of the SW-1/4, of Section 12, Township 21 South, Range 5 West, Shelby and Bibb County, Alabama, described as follows: Commence at the Southwest corner of Section 12, said point being the point of beginning of this description; thence run North 86 degrees 59 minutes East along the South boundary of said Section 716.76 feet to a property line fence; thence run North 09 degrees 39 minutes East along said fence 1700.17 feet to the intersection of the South right of way of Shelby County Highway No. 13; thence run along the curve of said highway right of way in a westerly direction subtended by a chord bearing South 79 degrees 41 minutes West 1132.88 feet; thence continue along said curve of said highway right of way in a westerly direction subtended by a chord bearing South 75 degrees 03 minutes West 1505.14 feet to a fence corner; thence run South 09 degrees 36 minutes East 133.26 feet to a fence corner; thence run South 77 degrees 55 minutes West 111.01 feet to the intersection of a property line fence; thence run South 03 degrees 47 minutes East along said fence 1094.66 feet to the intersection of the South boundary of said Section 11; thence run North 86 degrees 45 minutes East along said boundary 2158.0 feet to the point of beginning.

Less and except a fenced cemetery tract located at the SW corner of the SE-1/4 of the SE-1/4 of Section 11, Township 21 South, Range 5 West, and the SE corner of the SW-1/4 of the SE-1/4 of said Section 11. In the event of any discrepancy in this metes and bounds description and the description as shown in the plat as recorded in Map Book 8, Page 125, in the Office of the Judge of Probate of Shelby County, Alabama, then in such event the terms of this metes and bounds description shall control.

BOOK 348 PAGE 531

J. H. Edwards
1336 Branchwater Lane
Birmingham, Ala. 35216

Parcel 11, according to the map and plat of Whispering Pines Farms as recorded in Map Book 8, Page 125, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as:

A parcel of land containing 0.32 acre, more or less, located in the SW-1/4 of the SE-1/4 of Section 11, Township 21 South, Range 5 West, Bibb County, Alabama, described as follows: Commence at the Southeast corner of said Section 11 and run South 86 degrees 45 minutes West along the South boundary of said Section 2158 feet to a fence corner; thence run North 03 degrees 47 minutes West along said fence 1094.66 feet to the point of beginning of this description; thence continue on the same line 129.76 feet to the intersection of the South right of way of Bibb County Highway No. 12; thence run North 75 degrees 09 minutes East along said highway right of way 98.19 feet to a fence corner; thence run South 09 degrees 36 minutes East along said fence 133.26 feet to a fence corner; thence run South 77 degrees 55 minutes West along said fence 111.01 feet to the point of beginning. In the event of any discrepancy in this metes and bounds description and the description as shown in the plat as recorded in Map Book 8, Page 125, in the Office of the Judge of Probate of Shelby County, Alabama, then in such event the terms of this metes and bounds description shall control.

BOOK 348 PAGE 532

This conveyance is made subject to:

- (1) Taxes due in the year 1983, a lien but not yet payable.
- (2) Title to all mineral and mining rights together with all rights incident thereto.
- (3) Oil, gas and mineral lease dated 6-5-81 in favor of Jack E. Klinger recorded in Book 339, Page 543, and assigned to Sohio Petroleum Co. Misc. Book 50, Page 507.
- (4) Easement over the east 30 feet of the West 1/2 of the SE-1/4 of Section 12 in favor of Sandra Srygley recorded in Book 317, Page 175.
- (5) Right of way in favor of Shelby County for public road affecting part of the NE-1/4 of the SE-1/4 of Section 11, and the North 1/2 of the SW-1/4 of West 1/2 of the SE-1/4 of Section 12, all in Township 21 South, Range 5 West recorded in Deed Book 221, Page 403.
- (6) Easement to Colonial Pipe Line Company recorded in Book 53, Page 29; Deed Book 54, Page 104; Deed Book 64, Page 267 and Deed Book 92, Page 633.
- (7) Oil, gas and mineral lease from A. E. Burgess et ux to Jack E. Klinger dated 6-5-81 and recorded in Deed Book 113, Page 189.
- (8) Easements granted Plantation Pipeline Company recorded in Deed Book 54, Page 104; Deed Book 63, Page 531 and Deed Book 64, Page 267.
- (9) Easement granted Bibb County, Alabama recorded in Volume 74, Page 471.
- (10) Except any part of subject property lying in a cemetery lot.

Grantors reserve all oil, gas, coal, iron, sulphur and all other mineral rights together with all rights incidental thereto.

To have and to hold the said above described property unto the said Party of the Second Part, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 14th day of July, 1983.

A. E. Burgess
A. E. BURGESS
Mary Ruth Burgess
MARY RUTH BURGESS

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that A. E. Burgess and wife, Mary Ruth Burgess, 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 14th day of July, 1983.

Patricia Lumpkin
Notary Public

My Commission Expires January 5, 1986

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

1983 JUL 20 PM 2:07

Thomas O. Shaudin, Jr.
JUDGE OF PROBATE

Deed tax - 189.00

Rec. 4.50

Ind. 1.00

194.50