

THIS INSTRUMENT PREPARED BY: 1058

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 Two Hundred Twenty-five Thousand Dollars (\$225,000.00) to the undersigned grantors, A. E. Burgess and wife, Mary Ruth Burgess, in hand paid by Bobby D. Files and wife, Wanda J. Files, 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 Bobby D. Files and wife, Wanda J. Files, as joint tenants with the right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel 2, 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 37.52 acres, more or less, located in the NE-1/4 of the SE-1/4, Section 11 Township 21 South, Range 5 West, Shelby County, Alabama, and in the NW-1/4 of the SE-1/4 of said section, township and range in Bibb County, Alabama, more particularly described as follows: Commence at the NW corner of the aforesaid NE 1/4 of the SE 1/4 of Section 11, Township 21 South, Range 5 West, Shelby County, for the point of beginning of the property hereby described, thence run in an easterly direction along the north boundary of the said NE 1/4 of the SE 1/4, being on a bearing of North 86 degrees, 52 minutes corner of said NE 1/4 of the SE 1/4; thence turn an angle to the right of 44 degrees and 30 minutes and run a distance of 178.61 feet; thence turn an angle to the right of 13 degrees and 58 minutes and run a distance of 619.12 feet; thence turn an angle to the right of 27 degrees and 15 minutes and run a distance of 211.17 feet to a point on the north right-of-way line of Shelby County Highway Number 13; thence turn an angle to the right of 82 degrees, 12 minutes and 28 seconds and run along the curve of said highway right-of-way in a westerly direction subtended by a chord bearing south 78 degrees 55 minutes 28 seconds west 979.72 feet; thence continue in a westerly direction along the said highway right-of-way bearing south 75 degrees 9 minutes west and run a distance of 766.47 feet to a point on the west line of the said NE 1/4 of the SE 1/4, the said last two distances being along and on the aforesaid Shelby County Highway Number 13 north right-of-way line; thence turn an angle to the right of 101 degrees, two minutes and 40 seconds and run a distance of 494.26 feet in a northerly direction along the aforesaid west line of said NE 1/4 of the SE 1/4; thence turn an angle to the left of 23 degrees, 56 minutes and 40 seconds and run a distance of 122.23 feet; thence turn an angle to the right of 88 degrees and 10 minutes and run a distance of 54.41 feet to the said west line of the said NE 1/4 of the SE 1/4; thence turn an angle to the left of 64 degrees, 13 minutes and 20 seconds and run in a northerly direction along the said west line of the said NE 1/4 of the SE 1/4 a distance of 558.33 feet to the point of beginning of the property described

BOOK 348 PAGE 641

Bobby D. Files
221 19th St.
Birmingham, AL

hereby situated, lying and being in Shelby and Bibb Counties, Alabama, mineral and mining rights excepted. In the event of any discrepancy in this metes and bounds description and the description as shown in the plat recorded in Map Book 8, Page 125, in the Office of the Judge or Probate of Shelby County, Alabama, in such event the terms of this metes and bounds description shall control.

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 ann rights incident thereto.
- (3) Oil, gas and mineral lease dated 6-5-81 in favor of Jack D. Klinger recorded in Book 339, Page 543, and assigned to Sohio Petroleum Co. in Misc. Book 50, Page 507.
- (4) 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.
- (5) Right of way in favor of Shelby County recorded in Deed Book 221, Page 403.

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 14th day of July, 1983.

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

1983 JUL 26 AM 10:45

Thomas A. Lunsford, Jr.
JUDGE OF PROBATE

Rec 300 A. E. Burgess

Ind. 100
22900

Mary Ruth Burgess
Mary Ruth Burgess

STATE OF ALABAMA)

JEFFERSON 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