

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 Twenty-two Thousand Two Hundred Thirty-five Dollars (\$122,235.00) to the undersigned grantors, A. E. Burgess and wife, Mary Ruth Burgess, in hand paid by Larry Bunn and wife, Evelyn Ann Bunn, 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 Larry Bunn and wife, Evelyn Bunn, as joint tenants with the right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel 5, 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 30.20 acres, more or less, located in the NW-1/4 of the SE-1/4 and the NE-1/4 of the SW-1/4, Section 12, Township 21 South, Range 5 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said NW-1/4 of the SE-1/4 and run North 86 degrees 58 minutes West along the North boundary of said 1/4-1/4 section 644.81 feet to a property line fence; thence run South 02 degrees 19 minutes West along said fence 1170.26 feet to a point on the North right of way of Shelby County Highway No. 13; thence run North 85 degrees 38 minutes East along said highway right of way 1151.34 feet; thence run North 03 degrees 15 minutes West 1017.19 feet to a point on the North boundary of said NE-1/4 of the SW-1/4; thence run North 86 degrees 58 minutes East along said boundary 609.96 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.

Parcel 8, 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 39.21 acres, more or less, located in the SE-1/4 of the SW-1/4, NE-1/4 of the SW-1/4, NW-1/4 of the SE-1/4 and the SW-1/4 of the SE-1/4 of Section 12, Township 21 South, Range 5 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said SW-1/4 of the SE-1/4 and run South 86 degrees 59 minutes West along the South boundary of said Section 12 931.81 feet to the point of beginning of this description; thence continue on the same line 1173.35 feet to a point on a property line fence; thence run North 06 degrees 48 minutes West along said fence 1593.62 feet to the intersection of the South boundary of Shelby County Highway No. 13; thence run South 85 degrees 38 minutes East along said

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Larry Bunn
Rt 13 Box 1075
Bessemer, Al.

highway right of way 1053.99 feet to a point on a property line fence; thence run South 12 degrees 07 minutes 33 seconds East along said fence 1473.32 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.

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. 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, Alabama 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, hereditaments 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.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

1983 JUL 27 AM 11:57

STATE OF ALABAMA)

SHELBY COUNTY)

Deed 14-12300
Rec. 300
Ind 100
12700

A. E. BURGESS

MARY RUTH BURGESS

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 P. Summikin
Notary Public

My Commission Expires January 5, 1986

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