

THIS INSTRUMENT PREPARED

359

NAME John T. Black
3432 Independence Drive
Birmingham, Alabama 35209

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama }
 Shelby COUNTY } Know All Men By These Presents,

That in consideration OF Two Hundred Ten Thousand Six Hundred Eighty Two and 04/100 DOLLARS
 to the undersigned grantors J. H. Edwards and wife Frances W. Edwards
 in hand paid by Post Welding Supply Company,

the receipt whereof is acknowledged by said grantors the said J. H. Edwards and wife Frances W. Edwards
 do grant, bargain, sell and convey unto the said Post Welding Supply Company

the following described real estate, situated in Shelby and Bibb Counties, Alabama

to-wit: The property being transferred by this conveyance is known as Parcels 10 and 11
 of the A. E. Burgess Whispering Pines Farm, located in Shelby and Bibb Counties and
 more particularly described on the attached Exhibit A.

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 Company 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 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, to the said GRANTEE(S) his, her or their 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:

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 hand and seals, this 1st day of September, 1983.

WITNESS:

J. H. Edwards
 J. H. Edwards
Frances W. Edwards
 Frances W. Edwards

State of }
 COUNTY } General Acknowledgement

I, John T. Black, a Notary Public in and for said County, in said State,
 hereby certify that J. H. Edwards and wife Frances W. Edwards
 whose names are signed to the foregoing conveyance, and who are know 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 1st day of September, A.D., 1983
my commission expires 4/21/85
John T. Black
 Notary Public

EXHIBIT A

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 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.

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 said 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.

STATE OF ALABAMA, SHELBY CO.
JUDGE OF PROBATE

1983 SEP -9 AM 11:20

James A. Hamilton, Jr.
JUDGE OF PROBATE

Deed TAX 211.00
Rec 3.00
Ind 1.00
215.00