

THIS INSTRUMENT PREPARED BY: 1780

Dale Corley
2100 Sixteenth Avenue, South
Birmingham, AL 35203

RSP Properties, Inc.
2312 Fox Glen Circle
Birmingham, AL 35216

WARRANTY DEED

STATE OF ALABAMA

Shelby County

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, that Maddox Properties, Ltd., an Alabama Limited Partnership, by its general partners, Susan Cochrane and Sally Chew, under instrument recorded in Real 2148, page 368, Probate Office of Jefferson County, Alabama, grant, bargain, sell and convey all of its undivided 8.75% interest in the herein described real property, unto the following grantees:

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Susan Richardson, an undivided one-eighth (1/8) interest; and unto Sally Chew, an undivided one-eighth (1/8) interest; and unto Susan Cochrane as trustee under instrument dated December 11, 1981, an undivided Thirty-seven and one-half (37.5%) per cent interest, and Sally Chew, as trustee under instrument dated December 11, 1981, an undivided Thirty-seven and one-half (37.5%) per cent interest, the following described real estate, situated in Shelby County, to wit:

A part of the East half of the Southwest 1/4 of the Southwest 1/4 and and all the East half of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows: Commence at the Southwest corner of the Southwest 1/4 of Section 22, Township 19 South, Range 2 West and run East along the South line of said quarter-quarter Section 665.22 feet to the Southwest corner of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 22, the point of beginning; thence turn an angle left of 91 deg. 17' 30" and run North 2650.57 feet along the West line of the East Half of the Southwest 1/4 of the Southwest 1/4 and the West line of the East half of the Northwest 1/4 of the Southwest 1/4 of said Section to a point on the North line of the Northwest 1/4 of the Southwest 1/4 of said Section; thence an angle right of 91 deg. 08' 45" and run East 664.28 feet along said North line to the East line of the Northwest 1/4 of the Southwest 1/4 of said Section; thence an angle right of 88 deg. 50' and run South 1907.69 feet along the East line of the Northwest

Pike A.

1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of said Section to a point on McGuire Road; thence an angle right of 123 deg. 09' 30" and run Northwesterly 78.6 feet along said road; thence an angle left of 127 deg. 30' and run Southeasterly 789.70 feet to a point on the South line of the Southwest 1/4 of the Southwest 1/4 of said Section; thence an angle right of 95 deg. 39' 30" and run West 659.22 feet along the South line of said quarter-quarter Section to the point of beginning.

Situated in Shelby County, Alabama

Susan Cochrane referred to herein is one and the same person as Susan Richardson referred to herein.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seal this the 4th day of November, 1983.

MADDOX PROPERTIES, LTD.

Susan Cochrane (SEAL)
Susan Cochrane, Individually

By: Susan Cochrane (SEAL)
Susan Cochrane, Its General Partner

Sally Chew (SEAL)
Sally Chew, Individually

By: Sally Chew (SEAL)
Sally Chew, Its General Partner

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sally Chew, whose name as General Partner of Maddox Properties, Ltd., an Alabama Limited Partnership, 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, in her capacity as such General Partner and with full authority executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 4th day of
November, 1983.

Sandra C. Caplain
Notary Public

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Cochrane, whose name as General Partner of Maddox Properties, Ltd., an Alabama Limited Partnership, 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, in her capacity as such General Partner and with full authority executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 4th day of
November, 1983.

Sandra C. Caplain
Notary Public

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

1983 NOV -4 PM 1:42

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed to 1000
Rec 600
Ind. 100

1700

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