

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 Thirty-nine Thousand Eight Hundred Five Dollars (\$39,805.00) to the undersigned grantors, A. E. Burgess and wife, Mary Ruth Burgess, in hand paid by Larry Clayton, 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 Clayton, the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel 6, 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 20.95 acres, more or less, located in the NW-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 Northeast corner of said 1/4-1/4 section and run South 03 degrees 53 minutes East along the East boundary of said 1/4-1/4 section 1270.19 feet to a point on the North right of way of Shelby County Highway No. 13; thence run North 85 degrees 38 minutes West along said right of way 815.30 feet to a property line fence; thence run North 02 degrees 19 minutes East along said fence 1170.26 feet to a point on the North boundary of said 1/4-1/4 section; thence run North 86 degrees 58 minutes East along said boundary 680.26 feet to the point of beginning. Subject to an easement 30 feet in width along the East line as previously deeded for the purpose of access to lands adjacent to and in the vicinity of the land hereby described, said easement containing 0.85 acres, more or less. 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) 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) 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.

Larry Clayton  
2817 Benton St.  
Helena, Ala 35080

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(6) Right of way in favor of Shelby County recorded in 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 the 14th day of July, 1983.

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

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BOOK 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 L. Lunkem  
Notary Public

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

1983 NOV 21 AM 11:33

Thomas A. Shandlen, Jr.  
CLERK OF PROBATE

My Commission Expires January 5, 1986

deed tax - 40.00  
Rec. 300  
Ind. 100  
44.00