

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THOUSAND AND NO/100 (\$100,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Herman W. Wooten and Clarence W. Duerr, Jr., as Trustees under the Will of Leona Wooten Ozley, deceased

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Tom Cory Realty, Inc., a corporation

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

DESCRIPTION SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART AND PARCEL HEREOF AS FULLY AS IF SET OUT HEREIN, which said Exhibit "A" is signed by the grantors for the purpose of identification.

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TO HAVE AND TO HOLD to the said grantee, its successors, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, its SUCCESSORS and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, its / SUCCESSORS and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 29 day of November, 19 83.

_____(Seal)

Herman W. Wooten (Seal)
Herman W. Wooten

_____(Seal)

Clarence W. Duerr, Jr. (Seal)
Clarence W. Duerr, Jr.

_____(Seal)

As Trustees under the Will of _____ (Seal)
Leona Wooten Ozley, deceased.

STATE OF ALABAMA

SHELBY COUNTY }

General Acknowledgment

I, _____ the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Herman W. Wooten and Clarence W. Duerr, Jr., whose names as Trustees under the Will of Leona Wooten Ozley, deceased, are whose name _____ 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 as such Trustees, executed the same voluntarily on the day the same bears date.

Given under _____ and official seal this 29 day _____ November _____, 19 83.

Don Spiller

Frank Ellis

EXHIBIT "A"

A parcel of land containing 51.81 acres, more or less, located in the SE $\frac{1}{4}$ of Section 7 and the NE $\frac{1}{4}$ of Section 18, all in Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the SE corner of said Section 7; thence run North along the East line of said Section 7 a distance of 160.16 feet to the point of beginning; thence continue last course a distance of 676.23 feet; thence turn left 87 deg. 08' 05" a distance of 300.00 feet; thence turn right 87 deg. 08' 05" a distance of 195.00 feet; thence turn left 87 deg. 08' 05" a distance of 1036.21 feet to the West line of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 7; thence turn left 93 deg. 01' 10" along said West line a distance of 570.97 feet to the centerline of Highway #340; thence turn left 81 deg. 08' 34" along said highway a distance of 226.38 feet; thence turn right 81 deg. 08' 34" a distance of 674.37 feet; thence turn right 92 deg. 52' 15" a distance of 223.53 feet; thence turn left 92 deg. 58' 36" a distance of 644.48 feet; thence turn left 84 deg. 57' 42" a distance of 660.08 feet; thence turn left 00 deg. 10' 24" a distance of 689.55 feet to the East line of said Section 18; thence turn left 95 deg. 40' 43" along said East Section line a distance of 387.63 feet; thence turn left 22 deg. 07' 20" a distance of 24.36 feet to the intersection of the centerlines of Highways #340 and #339; thence continue last course along the centerline of said Highway #340 a distance of 628.01 feet; thence turn left 01 deg. 38' 10" along said centerline a distance of 62.04 feet; thence turn left 01 deg. 54' 37" along said centerline a distance of 62.23 feet; thence turn left 04 deg. 29' 46" along said centerline a distance of 60.23 feet; thence turn left 08 deg. 37' 01" along said centerline a distance of 53.90 feet to the intersection of said centerline with the centerline of said Highway #339; thence turn right 146 deg. 00' 03" along the centerline of said Highway #339 a distance of 381.76 feet to the point of beginning. LESS AND EXCEPT THAT PART LYING WITHIN THE COUNTY HIGHWAY RIGHTS-OF-WAY, According to survey of Johnye Horton, Registered Land Survey, dated November 1, 1983.

Subject to:

1. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 101, page 121 and Deed Book 129, page 40 in Probate Office.
2. Right of way granted to Shelby County by instrument recorded in Deed Book 237, page 378 in Probate Office.
3. Title to all minerals within and underlying the premises, together with all mining rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 76, page 81 and Deed Book 324, page 391 and is being assessed by Gulf States Paper Corporation in Probate Office.
4. Less and except any property that lies within the rights of way as shown by county map.
5. Subject to encroachment of fences along the North line of said property, as shown by survey of Johnye Horton dated November 1, 1983.

The covenants and warranties as set forth below are not applicable to that portion of the subject property which was previously conveyed to Forrest Templin and wife, Mamie Templin, as shown by deed recorded in Deed Book 266 at page 599, Office of Judge of Probate of Shelby County, Alabama, this deed being a Quit Claim Deed only to said property as described in said Deed Book 266 at page 599 in said Probate Office.

Clarence H. Shivers Jr.
Hermon C. Wofford

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

1983 NOV 29 AM 10:46

Thomas H. Shivers, Jr.
JUDGE OF PROBATE

deed tax 100.00
Rec. 3.00
Ind. 1.00

104.00