

This instrument was prepared by

603

100⁰⁰ value

(Name) DANIEL M. SPITLER

This Form furnished by:

(Address) Attorney at Law

Cahaba Title, Inc.

108 Chandalar Drive

Highway 31 South at Valleydale Road

P. O. Box 689

Pelham, Alabama 35124

Policy Issuing Agent for

Safeco Title Insurance Co

TELEPHONE: 988-5600



WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and No/100 (\$1.00) DOLLAR and land swap

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Victor Scott and wife, Charlene H. Scott

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

John B. Wood, Jr.

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

Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: From the Northeast corner of said Section 30, run in a westerly direction along the North line of said Section 30 for a distance of 1,971.25 feet to a point of intersection with the southeast right-of-way line of Shelby County Highway No. 11; thence turn an angle to the right of 180 deg. and run in an easterly direction for a distance of 166.73 feet to the point of beginning; thence continue along last mentioned course for a distance of 108.74 feet; thence turn an angle to the right of 105 deg. 33 min. 37 sec. and run in a southwesterly direction for a distance of 70.00 feet; thence turn an angle to the right of 111 deg. 17 min. 36 sec. and run in a Northwesterly direction for a distance of 112.43 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: (1) Taxes due October 1, 1984; (2) Transmission Line Permit to Alabama Power Company recorded in Deed Book 242 Page 911 in Probate Office of Shelby County, Alabama; and (3) Mineral and mining rights and rights pertaining thereto, including Leases recorded in Deed Book 336 Page 424 and Deed Book 336 Page 426 in said Probate Office.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of

February

1984

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

1984 FEB 15 AM 9:44

Audrey, SO

Dec. 150

Feb 100

300

(SEAL)

Victor Scott
VICTOR SCOTT

(SEAL)

Thomas A. Shandley
JUDGE OF PROBATE

(SEAL)

Charlene H. Scott
CHARLENE H. SCOTT

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that

a Notary Public in and for said County,

Victor Scott and wife, Charlene H. Scott

whose name(s) 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

3rd

day of

February

A.D. 1984

Betty B. Carter
Notary Public

Form Ala 200
Daniel M. [redacted] er

My Commission Expires July 13, 1985