

525

(Name) Roger Grubbs

(Address) P.O. Box 967
Alabaster, Al 35007

This instrument was prepared by
(Name) James O. Standridge

(Address) P.O. Box 562, Montevallo, Alabama 35115

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thousand Dollars

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

BILLY J. WALKER and wife, MARTHA M. WALKER

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

MARKET CONSULTANTS, INC., a corporation

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

See description attached hereto as Exhibit "A".

Grantee executed a purchase money mortgage in the amount of \$ 290,000.00
sumultaneously herewith.

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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 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 9th
day of June, 1984

(Seal)

Billy J. Walker
Billy J. Walker

(Seal)

(Seal)

Martha M. Walker
Martha M. Walker

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy J. Walker and wife, Martha M. Walker 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 9th day of June, A. D., 1984

[Signature]
My Commission Expires: 1986 Notary Public.

EXHIBIT "A"

PARCEL ONE

(a) Being an irregular shaped plot of land lying partly within the SE 1/4 of the SW 1/4 of Section 18, Township 22 South Range 3 West, and partly within the NE 1/4 of the NW 1/4 of Section 19, Township 22 South, Range 3 West, and more particularly described as follows: Begin at the NW corner of Lot 6, in Block 2, of Thomas' Addition of the Town of Aldrich, according to Map and Survey thereof recorded in the Office of the Probate Judge of Shelby County, Alabama; thence looking East along North line of Lot 6, turn left 65 degrees 18 minutes a distance of 303.48 feet; thence an angle of 0 deg. 19 minutes to the right a distance of 580.46 feet; thence to the left at an angle of 85 degrees 55 minutes a distance of 696.48 feet; thence at an angle of 54 degrees 16 minutes to the right a distance of 109.50 feet; thence at an angle of 5 degrees 22 minutes to the right a distance of 636.67 feet; thence at an angle of 33 degrees 50' to the right a distance of 173.78 feet to the center line of Davis Creek; thence East along the center line of said Davis Creek to the East line of the SE 1/4 of the SW 1/4 of Section 18, Township 22 South, Range 3 West; thence South along said quarter section line, continuing on along the East line of the NE 1/4 of the NW 1/4 of Section 19, in said Township and Range, to the Northwest boundary line of the land conveyed by the Montevallo Coal Mining Company to J. E. Nichols, and continue in a Southwesterly direction along the Northwest boundary line of said Nichols land to the point where such Northwest boundary line would be intersected by the Northline of said Lot 6 if extended; thence along the North boundary line of said Lot 6 as extended, a distance of 288 feet to the point of beginning; EXCEPT A tract sold to Henry Grady Roper and wife, Diane Roper as described in Deed Book 354, Page 711, in the Probate Office of Shelby County, Alabama.

(b) Being a triangular shaped plot situated in the Southwest corner of the SW 1/4 of the SE 1/4 of Section 18, Township 22 South, Range 3 West, and bounded on two sides by the West and South lines respectively, of said Quarter Section, and bounded on the other and Northeasterly side by the center line of Davis Creek.

(c) Being a triangular plot situated in the Northwest corner of the NW 1/4 of the NE 1/4 of Section 19, Township 22 South, Range 3 West, and bounded on two sides by the North and West lines respectively, of said quarter section and bounded on the other and Southeasterly side by the Northwest boundary line of the land conveyed by the Montevallo Coal Mining Company to J. E. Nichols.

PARCEL TWO:

NW 1/4 of SE 1/4; the NE 1/4 of SE 1/4, and all that part of the NE 1/4 of SW 1/4 lying East of the Old Montevallo-Tuscaloosa Road, all in Section 18, Township 22 South, Range 3 West.

PARCEL THREE:

One acre square lying in the NW corner of the SW 1/4 of the SE 1/4, Section 18, Township 22 South, Range 3 West.

PARCEL FOUR:

(a) All that part of S 1/2 of SE 1/4 of Section 18, Township 22 South, Range 3 West, lying West of the R/W of the Southern Railway, with the following exceptions:

(1) Except 10 acres in SE corner of above tract being in the NW angle formed by the Montevallo-Tuscaloosa road and West line of said R/W; the West line of said 10 acres excepted running at right angles to a North line parallel with said public road, and known as "Kirchler lot".

(2) Except 1 acre, more or less, lying South of Davis Creek in SW corner of said tract.

(3) Except 2 acres in the angle formed by the public road and North line of above described tract on East side of said road, same being 1 acre wide East and West and 2 acres along North and South, known as "Harris and Buck Shivers lots". Also excepting rights and easements granted to Alabama Power Company on 3rd January 1917 as shown by deed recorded in Deed Book 61, Page 51. Except rights and easements of public in public roads. Also except that portion thereof conveyed to Alabama Power Company by deed recorded in said Probate Office in Deed Book 272, Page 920, and also except that part conveyed to Alabama Power Company by deed recorded in Deed Book 274, Page 28.

(b) All that part of SE 1/4 of SE 1/4 of Section 18, Township 22 South, Range 3 West, lying East of the right of way of the Southern Railroad, except lands conveyed in Deed Book 336, Page 456, 457, and 458, in Probate Office of Shelby County, Alabama. EXCEPT a tract sold to Donald C. Vance and wife, Susan L. Vance as described in Deed Book 355, Page 99, in the Probate Office of Alabama. Also that part of the SW 1/4 of SW 1/4 of Section 17, Township 22 South, Range 3 West, more particularly described as follows: Begin at the SW corner of SW 1/4 of SW 1/4 of said Section 17; thence run North 89 degrees 00 minutes East along South side of said forty a distance of 758 feet; thence North 44 degrees 01 minutes East a distance of 36.77 feet; thence North 40 degrees 52 minutes East a distance of 168.40 feet; thence North 43 degrees 16 minutes East a distance of 159.95 feet; thence North 18 degrees 23 minutes West a distance of 1118.45 feet; thence South 89 degrees 04 minutes West a distance of 723.06 feet to NW corner of said forty acres; thence South 3 degrees 06 minutes East along West line of said forty acres a distance of 1334.50 feet to point of beginning. Except lands described in Deed Book 318, Page 788 and 901, and in Deed Book 330, Page 376, in Probate Office of Shelby County, Alabama. EXCEPT a tract sold to L. J. Morris and Lila P. Morris described as follows: A parcel of land in the SW 1/4, Section 17, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: From the SW corner of Section 17, run East along the Section line 338.33 feet; thence run North 631.50 feet; thence deflect right 69 degrees and run 150 feet; thence deflect right 21 degrees and run 126.82 feet to the point of beginning of subject lot; from said point, continue the last said course 248.06 feet; thence deflect left 109 degrees 23 minutes and run Northwesterly 680.33 feet to a point on a fence row; thence deflect left 70 degrees 37 minutes and run Westerly 23.09 feet; thence deflect left 90 degrees and run Southerly 641.77 feet to the beginning point.

(c) The S 1/2 of NE 1/4 of SW 1/4 of Section 18, Township 22 South, Range 3 West, Shelby County, Alabama.

All situated in Shelby County, Alabama, and containing 198.5 acres, more or less.

STATE OF ALA. SHELBY CO.
I HEREBY FILED
INSTRUMENT NO. 1111

1984 JUN 11 PM 3:35
See Mtg 450-485
JUDGE [Signature] DATE

Deed TAX 10.00
Rec 4.50
Ind 1.00
15.50