

This Instrument was prepared by:
Lamar Ham
3512 Old Montgomery Highway
Birmingham, AL 35209

SEND TAX NOTICE TO:
Weaver Agency of Bessemer,
800 North 19th Street
Bessemer, AL 35020

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

\$ 420,000⁰⁰

That in consideration of Ten Dollars and other good and valuable consideration, to the undersigned grantor (whether one or more) in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, H. E. Wills and wife, Marie M. Wills and Thomas H. Ware and wife, Betty C. Ware (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Weaver Agency of Bessemer, Inc. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL 1:

A tract of land located in the Northwest Quarter of the Northeast Quarter of Section 4, Township 21 South, Range 2 West, more particularly described as follows:

Begin at the Northeast corner of the Northwest Quarter of Northeast Quarter of Section 4, Township 21 South, Range 2 West; thence Southerly along the East line of said Quarter-Quarter section a distance of 1214.19 feet, more or less, to the centerline of an old railroad grade now being used as a roadway; thence 91 deg. 37' 30" right, along said centerline 246.66 feet; thence 6 deg. 41' 30" right continuing along said centerline a distance of 137.30 feet; thence 17 deg. 22' 30" left continuing along said centerline 28.9 feet to the intersection with a road running Northerly; thence 93 deg. 06' 30" right, Northerly along last mentioned road 356.70 feet; thence 44 deg. 26' 30" right 492.29 feet; thence 21 deg. 46' left for 382.80 feet; thence 39 deg. 38' 30" left 95.8 feet to the intersection with the North line of said Quarter-Quarter section; thence 115 deg. 24' right leaving last mentioned road in an Easterly direction along said North line 66.5 feet, more or less, to the point of beginning. Excepting that part that lies within the roadways.

ALSO: Begin at the Southeast corner of the Southwest Quarter of Southeast Quarter of Section 33, Township 20 South, Range 2 West; thence Westerly along the South line of said Quarter-Quarter section 66.5 feet to the centerline of a roadway; thence 64 deg. 36' right along said roadway 197.11 feet; thence 40 deg. 37' left 380.88 feet; thence 27 deg. 07' right 356.17 feet; thence 51 deg. 46' 30" left 396.66 feet; thence 41 deg. 41' right 408.99 feet; thence 93 deg. 27' left 268.05 feet, to the East line of subdivided property; thence 120 deg. 10' 30" right Northwesterly 1942.73 feet to the Northeast corner of the Lee lot and the top of Locust Ridge; thence 104 deg. 31' 26" left Southwesterly along said Locust Ridge 1032.22 feet; thence 87 deg. 35' 33" left Southeasterly 143.53 feet; thence 88 deg. 50' 15" right Southwesterly 351.76 feet to the West line of the East half of the Northwest Quarter of Southwest Quarter of Section 33, Township 20 South, Range 2 West; thence 124 deg. 03' 24" right Northerly along the West line of said East half of Northwest Quarter of Southwest Quarter 1121.5 feet, more or less, to the North line of the South half of said Section 33; thence Easterly along said North line to the Northeast corner of the Southwest Quarter of said Section 33; thence Southerly along the East line of said Southwest Quarter to the Northwest corner of the Southwest Quarter of Southeast Quarter of said Section 33; thence Easterly along the North line of the Southwest Quarter of Southeast Quarter to the Northeast corner thereof; thence Southerly along the East line of said Southwest Quarter of Southeast Quarter to the Southeast corner thereof and the point of beginning. Excepting roadway.

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PARCEL 2:

E 1/2 of SE 1/4; SE 1/4 of NE 1/4 and E 1/2 of SW 1/4 of NE 1/4, Section 33, Township 20 South, Range 2 West.

PARCEL 3:

S 1/2 of NW 1/4; W 1/2 of SW 1/4 of NE 1/4; NW 1/4 of SE 1/4, W 1/2 of NW 1/4 of SW 1/4 Section 33, Township 20 South, Range 2 West.

NW 1/4 of SW 1/4 and S 1/2 of SW 1/4 of NW 1/4, Section 34, Township 20 South, Range 2 West.

E 1/2 of NE 1/4, Section 4, Township 21 South, Range 2 West. EXCEPT that certain parcel of land conveyed from Mead Land Services, Inc. to Elvis F. Roach, as Trustee, as recorded in Deed Book 313, Page 465, in Probate Office.

ALL SITUATED IN SHELBY COUNTY, ALABAMA.

Grantors reserve a 60-foot right of way for a public road along existing road bed from the County road at Roach cemetery until it intersects with road running in a Northerly direction in NW 1/4 of NE 1/4, Section 4, Township 21 South, Range 2 West; thence turning Northerly on present road, 60-foot right of way, 30 feet each side from center, in said 1/4-1/4 Section in Section 4, Township 21 South, Range 2 West, continuing on into SW 1/4 of SE 1/4 of Section 33, Township 20 South, Range 2 West on into SE 1/4 of SW 1/4 of said Section 33, to the West line in Exhibit "A" at J. Curry Smith's property, as shown on Exhibit "A" of deed.

Also, a non-exclusive right of way and easement for a road over and across said lands in Exhibit "A" of said deed, to the NE 1/4 of SW 1/4 and to the SE 1/4 of NW 1/4 of Section 34, Township 20 South, Range 2 West, and continuing in a Westerly direction through property shown in Exhibit "A" joining existing 60-foot right of way in NE 1/4 of SW 1/4 of Section 33, Township 20 South, Range 2 West, continuing through the SE corner of the SE 1/4 of SE 1/4 of Section 32, Township 20 South, Range 2 West. Property owners, heirs and assigns, in the NE 1/4 of SW 1/4 and in the SE 1/4 of NW 1/4 of Section 34, Township 20 South, Range 2 West, by mutual agreement with the property owners, their heirs and assigns, in Exhibit "A", agree to locate a public road through said property.

Grantors herein, reserve to themselves, their heirs and assigns, a one-half interest in and to the mineral and mining rights and rights incident thereto in and to the property conveyed herein.

Subject to current taxes, rights of way, reservations, restrictions and conditions of record.

Subject to mineral and mining interests conveyed by Transfer of Royalty and Mineral interest recorded in Deed Book 327, page 553 in the Shelby County Probate Office.

Subject to that certain one-acre square exception for a graveyard contained in Deed Book 28, page 144, and in Deed Book 313, page 465, in the Shelby County Probate Office.

Subject to title to minerals underlying the S1/2 of N1/2 of Section 33, Township 20 South, Range 2 West, with mining rights and privileges belonging thereto, and release from damages.

Subject to oil and gas lease to Amoco Production Company recorded in Deed Book 338, page 540, in the said Probate Office.

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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 said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set out hands and seals this 24th day of July, 1984.

H. E. Wills
H. E. Wills

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

1984 JUL 25 AM 9:42

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

deed tax 420.00
Rec 9.50
Ind. 1.00
430.50

Marie M. Wills
Marie M. Wills

Thomas H. Ware
Thomas H. Ware

Betty C. Ware
Betty C. Ware

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H.E. Wills and wife, Marie M. Wills, and Thomas H. Ware and wife, Betty C. Ware, 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 24th day of July, A. D., 1984.

[Signature]
Notary Public

My Commission Expires November 9, 1985