

NAME: Claude McCain Moncus

ADDRESS: 2100 16th Ave. South  
Birmingham, AL 35205WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Thousand (\$60,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I  
or we, Robert H. Carlson, III, a married man and Geraldine C. Belt,  
a married woman

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

John Posey

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

See Exhibit A

BOOK 357 PAGE 701

The property hereby conveyed is not nor ever has been the homestead  
property of the Grantors.

TO HAVE AND TO HOLD to the said grantees, 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 29th  
day of June, 1984

(Seal)

Robert H. Carlson III

(Seal)

(Seal)

Geraldine C. Belt

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Robert H. Carlson III and Geraldine C. Belt  
whose name 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 29th day of June, A. D., 1984

The following described real property lying and being situated in Jefferson County, Alabama, and Shelby County, Alabama:

Part of the NW 1/4 of the NW 1/4 of Section 17, Township 19 South, Range 2 West, and part of the NE 1/4 of NE 1/4 of Section 18, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the northeast corner of said Section 18, Township 19 South, Range 2 West, and run thence west along the north line of said Section 18 for a distance of 164.45 feet to the point of beginning; from the beginning point thus obtained continue west along the north line of said section 18 for a distance of 106.72 feet to the center line of Rocky Ridge Road; thence turning an angle to the left of 65° 20' and run southwesterly along the center line of said road for 113.62 feet; thence turning an angle to the right of 10° 22' and continue southwesterly along the center line of said road for 376.75 feet; thence turning an angle to the right of 19° 30' and continue southwesterly along the center line of said road for 147.18 feet; thence turning an angle to the left of 124° 13' and run southeasterly 715.57 feet to a point on the east line of aforesaid NE 1/4 of NE 1/4 of said Section 18, which point is 745.74 feet south of the northeast corner of said section; thence continue southeasterly along last named course 142.06 feet to the center of Cahaba River; thence turning an angle to the left of 72° 27' and northeasterly along center of Cahaba River 114.26 feet; thence at an angle to the left of 107° 33' and northwesterly 90 feet; thence turn an angle to the right of 53° 23' and run northwesterly 110.45 feet; thence turning an angle to the left of 16° 32' and continue northwesterly for 175.36 feet to a point in the west line of the NW 1/4 of NW 1/4 of Section 17, Township 19 South, Range 2 West, continue northwesterly along last named course 276.93 feet; thence turning an angle to the right of 8° 24' and run northerly through a pond for 80.60 feet; thence turning an angle to the right of 35° 56' and run northerly for a distance of 122.32 feet to the point of beginning.

Minerals and mining rights excepted.

Subject to:

1. Taxes due and payable October 1, 1984.
2. Right-of-way granted Alabama Power Company recorded in Volume 2785, Page 44; Volume 2806, Page 585 and Volume 3280, Page 129.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
4. Easement and right of way granted to Jefferson County recorded in Volume 255, Page 809, in the Office of the Judge of Probate of Shelby County, Alabama; and recorded in Real Volume 456, Page 131, in the Office of the Judge of Probate of Jefferson County, Alabama.
5. Rights of others thereto entitled in and to the continued uninterrupted flow of the Cahaba River.
6. Title to that portion of the property within the bounds of any roads or highways.
7. Right of way for ingress and egress as set forth in deed recorded in Volume 3238, Page 510.

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

1984 JUL 30 PM 1:12

EXHIBIT A

Thomas W. [Signature]  
JUDGE OF PROBATE

Deed TAX 60.00  
Rec 5.00  
Jud 1.00  
66.00