

THIS INSTRUMENT PREPARED BY:  
 ✓ Paden, Green, Paden & Bivona  
 1722 2nd Ave. North  
 Bessemer, Ala. 35020

CORPORATION WARRANTY DEED

STATE OF ALABAMA )

JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Thousand Dollars (\$200,000.00) to the undersigned Grantors, Weaver Agency of Bessemer, Inc., a corporation (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Robert E. Paden and wife, Betty Claire Paden (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL ONE

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 1,214.19 feet, more or less, to the centerline of an old railroad grade now being used as a roadway; thence 91° 37' 30" right, along said centerline 246.66 feet; thence 6° 41' 30" right continuing along said centerline a distance of 137.30 feet; thence 17° 22' 30" left continuing along said centerline 28.9 feet to the intersection with a road running Northerly; thence 93° 06' 30" right, Northerly along last mentioned road 356.70 feet; thence 44° 26' 30" right 492.29 feet; thence 21° 46' left for 382.80 feet; thence 39° 38' 30" left 95.8 feet to the intersection with the North line of said Quarter-Quarter section; thence 115° 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° 36' right along said roadway 197.11 feet; thence 40° 37' left 380.88 feet; thence 27° 07' right 356.17 feet; thence 51° 46' 30" left 396.66 feet; thence 41° 41' right 408.99 feet; thence 93° 27' left 268.05 feet, to the East line of subdivided property; thence 120° 10' 30" right Northwesterly 1,942.73 feet to the Northeast corner of the Lee lot and the top of Locust Ridge; thence 104° 31' 26" left Southwesterly along said Locust Ridge 1,032.22 feet; thence 87° 35' 33" left Southeasterly 143.53 feet; thence 88° 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  $124^{\circ} 03' 24''$  right Northerly along the West line of said East half of Northwest Quarter of Southwest Quarter 1,121.5 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.

PARCEL TWO

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

PARCEL THREE

South 1/2 of NW 1/4; West 1/2 of SW 1/4 of NE 1/4; NW 1/4 of SE 1/4, West 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 South 1/2 of SW 1/4 of NW 1/4, Section 34, Township 20 South, Range 2 West. East 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 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 South 1/2 of North 1/2 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.

Subject to timber deed between Weaver Agency of Bessemer, Inc. and Union Camp Corporation dated the 24th day of July, 1984 and recorded in the Shelby County Probate Office.

Two Hundred Thousand (\$200,000.00) Dollars of the above recited consideration was obtained from a mortgage from Metrobank to the Grantees herein, filed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Grantees, their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its President, who is authorized to execute this conveyance, hereto sets its signature and seal this the 26th day of July, 1984.

ATTEST:

THE WEAVER AGENCY OF BESSEMER, INC.

A. Glenn Weaver

BY Nelda Cofer Weaver  
Nelda Cofer Weaver  
Its President

BOOK 357 PAGE 822

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nelda Cofer Weaver, whose name as President of the Weaver Agency of Bessemer, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 26th day of July, 1984.

Nancy Carol Allison  
Notary Public  
MY COMMISSION EXPIRES 10-27-85

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

1984 AUG -3 AM 8:59  
See Mtg 453-335  
Thomas W. Schriener, Jr.  
JUDGE OF PROBATE

Recd 10.00  
Ind 1.00  
11.00

BOOK 357 PAGE 823