

NAME James F. Burford, III  
 ADDRESS Suite 2900, 300 Vestavia Office Park  
Birmingham, Alabama 35216

540  
Roger Monroe  
300 Park Place Tower  
Birmingham, AL 35203

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA  
 SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$20,400.00 Equity

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
 or we, WILLIAM S. WOOLDRIDGE, a married man

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

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

See Exhibit "A" attached hereto and incorporated by reference herein.

The property conveyed herein is not the homestead of the grantor.

SUBJECT TO: (1) Taxes for the year 1984 and thereafter. (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 236, Page 184 in Probate Office. (3) Right-of-way granted to Alabama Power Company by instrument recorded in Deed Book 133, Page 239 and 240; Deed Book 131, Page 552 and 555 in Probate Office. (4) Right of Way for Highway #48. (5) Right of Way as set out in Deed Book 123, Page 544 in Probate Office. (6) Oil, gas, and mineral lease as recorded in Deed Book 332, Page 665 in Probate Office, however, grantors rights in said lease are conveyed to grantee.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto are hereby quitclaimed to grantee herein but are not warranted.

The grantee herein expressly assumes and agrees to pay that certain Mortgage from William S. Wooldridge to Jack F. Horton and/or Russell Horton dated October 7, 1982 and recorded in Mortgage Book 423, Page 888, in the amount of \$41,000.00.

\$4,400.00 of the equity consideration recited herein was derived from a purchase money 2nd mortgage executed simultaneously herewith.

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

And I ~~do~~ do for myself (~~grantee~~) and for my (~~grant~~ heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am ~~known~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (~~gr~~) have a good right to sell and convey the same as aforesaid; that I (~~am~~) will and my (~~am~~) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 1st day of August, 19 84.

William S. Wooldridge  
 WILLIAM S. WOOLDRIDGE

STATE OF ALABAMA  
 JEFFERSON COUNTY

## General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William S. Wooldridge, a married man whose name 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, A. D., 1984.

WOOLDRIDGE to MONROE - EXHIBIT "A"

The NE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 1 East, LESS & EXCEPT the following described parcels:

Parcel I exception: Begin at the Northwest corner of the NE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 1 East; thence run South along the West line of said 1/4 1/4 section a distance of 660.00 feet; thence turn an angle of 89 deg. 41 min. to the left and run East and parallel with the North line of said 1/4 1/4 section a distance of 457.05 feet; thence turn an angle of 90 deg. 19 min. to the left and run North and parallel with the West line of said 1/4 1/4 section a distance of 396.00 feet; thence turn an angle of 89 deg. 41 min. to the left and run a distance of 150.00 feet; thence turn an angle of 89 deg. 41 min. to the right and run North a distance of 264.0 feet to the North line of said 1/4 1/4 section; thence turn an angle of 89 deg. 41 min. to the left and run West along the North line of said 1/4 1/4 section a distance of 307.05 feet to the point of beginning, LESS & EXCEPT Highway Right of Way.

Parcel II exception: Commence at the Northeast corner of the NE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 1 East, thence run West along the North line of Section 2 a distance of 657.95 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 26.0 feet to the South right of way line of the Four-Mile Wilsonville Highway and the point of beginning; thence continue in the same direction a distance of 240.00 feet; thence turn an angle of 90 deg. 19 min. to the right and run a distance of 363.0 feet; thence turn an angle of 89 deg. 41 min. to the right and run a distance of 240.0 feet to the South right of way line of said Highway; thence turn an angle of 90 deg. 19 min. to the right and run along said right of way line a distance of 363.0 feet to the point of beginning, LESS & EXCEPT Highway right of way.

Said property is situated in the NE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 1 East, Shelby County, Alabama. LESS & EXCEPT Highway right of way.

Situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO. 12  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1984 AUG -8 AM 10:16

see M452-637

Thomas P. Shouder, Jr.  
JUDGE OF PROBATE

Deed TAX 16.00  
Rec 5.00  
Ind 1.00  
22.00