

This instrument was prepared by

(Name) Mike T. Atchison,

(Address) Post Office Box 822
Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

THIS DEED WAS PREPARED WITHOUT
EVIDENCE TO TITLE OF PROPERTY

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO THOUSAND DOLLARS AND NO ONE HUNDREDS (\$2,000.00)

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

Ricky Wayne Seale, a married man

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

RIVERFRONT PROPERTIES, INC.

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

SEE EXHIBIT (A) FOR LEGAL DESCRIPTION:

SUBJECT TO AGREEMENTS AS SHOWN IN DEED BOOK 357, Page 671 & 672.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR.

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

~~AND I, the undersigned, do hereby warrant and defend the same to the said GRANTEE, their heirs and assigns forever, 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 above said; that I (we) and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever.~~

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 27th day of July, 1984.

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ricky Wayne Seale, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of July, A. D., 1984.

973-A Valley Ave
Bham-Al. 35209

Brenda Cawth Bailey
Public.

A nonexclusive easement for a right-of-way for a road over and across the lands in Shelby County, Alabama described as follows:

Commence at the Southeast corner of Section 23, Township 24 North, Range 15 East, Shelby County Alabama, thence run Northerly along the East line of said Section 23 a distance of 587.79 feet to a point, Thence turn an angle of 87 degrees 54 minutes 32 seconds to the left and run Westerly a distance of 1,043.10 feet to the centerline point of beginning of the right of way being described, Thence turn an angle of 90 degrees 0 minutes to the right and run Northerly a distance of 127.0 feet to the p.c. (Point of beginning of curve) of a curve to the right having a central angle of 52 degrees 07 minutes and a radius of 50.0 feet, Thence continue along the arc of said curve an arc distance of 45.40 feet to the P.T. (Point of tangency) Thence continue along said tangent of said curve a distance of 3.0 feet to the P.C. of a curve to the left having a central angle of 54 degrees 23 minutes and a radius of 50.0 feet, Thence continue along arc of said curve an arc distance of 47.46 feet to the P.T. of said curve, Thence continue along tangent of said curve a tangent distance of 153.0 feet to the P.C. of a curve to the right having a central angle of 87 degrees 24 minutes and a radius of 73.0 feet, Thence continue along the arc of said curve an arc distance of 111.36 feet to the P.T. of said curve, Thence continue along tangent of said curve a tangent distance of 137.0 feet to the P.C. of a curve to the left having a central angle of 37 degrees 30 minutes and a radius of 145.0 feet, Thence continue along arc of said curve an arc distance of 94.90 feet to the P.T. of said curve, Thence continue along tangent of said curve a tangent distance of 91.0 feet to the P.C. of a curve to the left having a central angle of 54 degrees 30 minutes and a radius of 117.0 feet, Thence continue along arc of said curve an arc distance of 111.29 feet to the P.T. of said curve, Thence continue along tangent of said curve a tangent distance of 210.0 feet to the P.C. of a curve to the right having a central angle of 10 degrees 36 minutes and a radius of 430.0 feet, Thence continue along arc of said curve an arc distance of 79.55 feet to the P.T. of said curve, Thence continue along tangent of said curve a tangent distance of 73.0 feet to the P.C. of a curve to the right having a central angle of 61 degrees 04 minutes and a radius of 67.1 feet, Thence continue along arc of said curve an arc distance of 71.41 feet to the P.T. of said curve, Thence continue along tangent of said curve a tangent distance of 28.0 feet to the P.C. of a curve to the right having a central angle of 18 degrees 30 minutes and a radius of 180.0 feet, Thence continue along arc of said curve an arc distance of 58.12 feet to the P.T. of said curve, Thence continue along tangent a tangent distance of 158.0 feet to the intersection of described centerline with the prescriptive right of way of the Reed Creek Road right of way and the end of survey, said survey line being 1,599.57 feet in total length along centerline and containing 1.15 acres, more or less.

BOOK 358 PAGE 283

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT

1984 AUG 17 PM 2:05

THOMAS C. LAMAR, JR.
JUDGE OF PROBATE

Seed tax 2.00

Rec. 5.00

Ind 1.00

8.00