

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
K & S Buildings

Box 384
Pelham, AL 35124

1037
WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED, EIGHTY-NINE THOUSAND AND NO/100 DOLLARS (\$189,000.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we, GORDON WAYNE CARROLL, a married man, ALICE KNOWLES, one and the same person and also known as SUE KNOWLES, a married woman, TOMMY WAYNE CARROLL, a married man, RICHARD RYAN CARROLL, a married man, JAMES ROBERT CARROLL, a married man, BETTY SUE DANIEL a married woman, AND SARAH DURBIN, a married woman, (herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto K & S BUILDINGS, a General Partnership (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Section 24, Township 20 South, Range 3 West; thence run East along the South line of said Section a distance of 974.97 feet, to the East right of way line of U.S. Hwy. No. 31; thence turn an angle of 106 deg. 54 min. 35 sec. to the left and run along said right of way line a distance of 873.91 feet to the point of beginning; thence continue along said right of way line a distance of 49.00 feet to Hwy. Station No. T. S. 325 28.9; thence turn an angle of 2 deg. 25 min. 45 sec. to the right, to the chord of a right of way curve, and run along said right of way curve, a chord distance of 367.62 feet; thence turn an angle of 104 deg. 54 min. 15 sec. to the right and run a distance of 352.54 feet; thence turn an angle of 73 deg. 12 min. 30 sec. to the right and run a distance of 420.00 feet; thence turn an angle of 106 deg. 47 min. 30 sec. to the right and run a distance of 364.78 feet to the point of beginning; situated in the SW 1/4 of the SW 1/4, of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 113 page 386 and Deed Book 170 page 228 in Probate Office of Shelby County, Alabama.

Easement to Shelby County as shown by instrument recorded in Deed Book 112 page 163 and Deed Book 167 page 444 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 43 page 199 in Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of any of the Grantors herein. The Grantors each own other real property that does constitute homestead.

TO HAVE AND TO HOLD to the said GRANTEE, 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 said GRANTEE, his, her or 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 stated 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 GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 19th day of December, 1984.

Gordon Wayne Carroll (SEAL)
Gordon Wayne Carroll

Alice Knowles (SEAL)
Alice Knowles

Tommy Wayne Carroll (SEAL)
Tommy Wayne Carroll

Richard Ryan Carroll (SEAL)
Richard Ryan Carroll

NOTARY PUBLIC
JAMES ROBERT CARROLL
100, Alabama

NOTARY PUBLIC
BETTY SUE DANIEL
100, Alabama

James Robert Carroll (SEAL)
James Robert Carroll

Betty Sue Daniel (SEAL)
Betty Sue Daniel

Sarah Durbin (SEAL)
Sarah Durbin

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gordon Wayne Carroll, a married man, Alice Knowles, one and the same person as and also known as Sue Knowles, a married woman, Tommy Wayne Carroll, a married man, Richard Ryan Carroll, a married man, James Robert Carroll, a married man, Betty Sue Daniel a married woman, and Sarah Durbin, a married woman, 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 19th day of December, 1984.

(NOTARY SEAL)

Notary Public

My Commission Expires: 1/25/86

BOOK 012 PAGE 566

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

1984 DEC 27 AM 8:41

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Acad tax 18900
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600
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