

WARRANTY DEED

100,000⁰⁰

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of TEN DOLLARS and other valuable considerations and the assumption of the below described Mortgage, to the undersigned GRANTORS, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Walter D. Crump and Wife, Freida B. Crump (herein referred to as Grantors), grant, bargain, sell and convey unto Louis Paul Kassouf, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said SE 1/4 of the NE 1/4; thence in a Southerly direction, along the East line of said 1/4-1/4 Section, a distance of 794.94 feet to the center line of Shelby County Highway 283; thence 13 degrees 12 minutes right, along said center line in a Southwesterly direction, a distance of 588.83 feet; thence 85 degrees 05 minutes right, in a Northwesterly direction, a distance of 30.11 feet to the point of beginning; thence continue along last described course a distance of 588.13 feet; thence 75 degrees 45 minutes 30 seconds left, in a Southwesterly direction, a distance of 162.26 feet; thence 104 degrees 14 minutes 36 seconds left, in a Southeasterly direction, a distance of 263.18 feet; thence 90 degrees 17 minutes 45 seconds left, in a Northeasterly direction a distance of 57.64 feet; thence 90 degrees 17 minutes 51 seconds right, in a Southeasterly direction, a distance of 356.60 feet to the Northwesterly right of way line of Shelby County Highway 283; thence 85 degrees 05 minutes left in a Northeasterly direction, along said right of way line, a distance of 100.0 feet to the point of beginning. According to the survey of Allen Whitley, Rg. No. 3943, dated April 7, 1982.

Situated in Shelby County, Alabama.

As a part of the consideration herefor the Grantees herein assumes and agrees to pay according to its terms and tenor, that certain Mortgage debt on said property, made by Walter D. Crump and Wife, Freida B. Crump to Louise Thames Parker, dated February 4, 1983 and recorded in Mortgage Book 427, Page 170 in the Probate Office of Shelby County, Alabama. The Principal balance on said Mortgage debt being \$99,321.64 as of January 11, 1985.

This Conveyance subject to:

1. Said Mortgage.
2. Taxes for 1985 and subsequent years. 1985 taxes are a lien but not due and payable until October 1, 1985.
3. Right of way in favor of Alabama Power Company recorded in Deed Book 127, Page 566, in Probate Office of Shelby County, Alabama.
4. Permit to South Central Bell Telephone Company recorded in Deed Book 285, on Page 183, in Probate Office of Shelby County, Alabama.
5. 6-foot building line from the Northerly, Westerly, and Southerly sides of caption lands, as shown by survey of Allen Whitley, Reg. No. 3943, dated 7th April, 1982 and encroachment of 2 metal buildings to the extent shown by said survey of Allen Whitley.

Per Point, L. K. Smith, Jr.
1100 Industrial Center
221 21 30 000

6. 25-foot building line from the Easterly side of caption lands as shown on survey of Allen Whitley, Reg. No. 3943, dated 7th April, 1982.
7. Asphalt paving as shown on survey of Allen Whitley, Reg. No. 3943, dated 7th April, 1982.
8. Drain as shown on survey of Allen Whitley, Reg. No. 3943, dated 7th April, 1982.
9. Pool, as shown on survey of Allen Whitley, Reg. No. 3943, dated 7th April, 1982.
10. Fences as shown on survey of Allen Whitley, Reg. No. 3943, dated 7th April, 1982.
11. Water meter and gas meter on the East line of said property as shown on survey of Allen Whitley, Reg. No. 3943, dated 7th April, 1982.
12. Pipe Line Easement to Southern Natural Gas Company, recorded in Deed Book 143, Page 105, in Probate Office.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid, that we will and our 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, we have hereunto set our hands and seals this the 14th day of January, 1985.

Deed by 100.00
Ac. 5.00
Ind. 1.00
106.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 JAN 14 PH 4:16

Walter D. Crump (SEAL)

Freida B. Crump (SEAL)

STATE OF ALABAMA

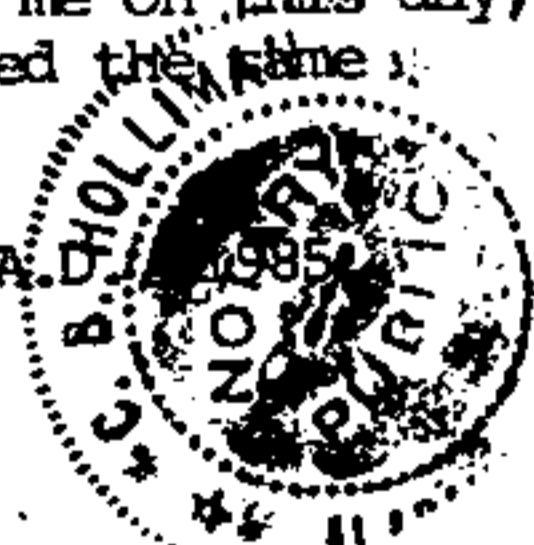
Thomas P. Holliman, Jr.
JUDGE OF PROBATE

SHELBY COUNTY)

I, C.B. Holliman, a Notary Public in and for said County, in said State, hereby certify that Walter D. Crump and Wife, Freida B. Crump 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 14th day of January, 1985.

C.B. Holliman
C.B. Holliman Notary Public
My Commission expires April 15, 1987



This Instrument prepared by:

C.B. Holliman
P.O. Box 20274 Birmingham, Alabama 35216