

This Instrument Prepared By:
Claude McCain Moncus, Esq.
2100 16th Avenue South
Birmingham, AL 35205

Send Tax Notice To:
ESSIS, INC.
904 Bessemer Blvd
BIRMINGHAM, ALA 35228

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOWN ALL MEN BY THESE PRESENTS that in consideration of One Dollar (\$1.00) and other good and valuable considerations, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James E. Kelly and wife, Ruth Kelly (herein referred to as grantor), grant, bargain, sell and convey unto Essis, Inc., (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I

A parcel of land located in the SE 1/4 of SW 1/4, Section 12, Township 20 South, Range 3 West, more particularly described as follows: Commence at the NE corner of said 1/4-1/4 section; thence in a Westerly direction along the Northerly line of said 1/4-1/4 section a distance of 487.48 feet to the point of beginning. Said point being on the NW right of way line of Highway #31; thence continue along last described course a distance of 358.10 feet; thence 59 degrees 40 minutes left in a Southwesterly direction a distance of 319.24 feet; thence 90 degrees 00 minutes left in a Southeasterly direction 100.0 feet; thence 90 degrees 00 minutes right in a Southwesterly direction a distance of 276.3 feet; thence 120 degrees 20 minutes left in an Easterly direction a distance of 298.21 feet to a point on said Highway #31 right of way line; thence 64 degrees 03 minutes left in a Northeasterly direction of 628.0 feet along said highway right of way line to the point of beginning. Situated in Shelby County, Alabama.

PARCEL II

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama; thence North along the West line of said quarter-quarter section 522.37 feet to a point; thence 31 degrees 20' 05" right 225.38 feet to the point of beginning; thence continue along the last stated course 44.21 feet; thence 59 degrees 48' 50" right 413.67 feet to the NW right-of-way line of U.S. Highway 31 South, thence 115 degrees 56' 05" right and along said right of way 225.00 feet; thence 90 degrees 00' 00" right 375.28 feet to the point of beginning. Less and except parcel described in Book 329, Page 727, described as follows: A parcel of land situated in the SE 1/4 of SW 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Begin at said southwest corner of SE 1/4 of SW 1/4 and run thence North along the west line of said 1/4-1/4 section 522.37 feet to a point; thence with a deflection of 31 degrees 20 minutes 05 seconds right 225.37 feet to the point of beginning; thence continue along last bearing 44.18 feet to a point; thence with a deflection of 59

✓ *Claude McCain Moncus*

degrees 48 minutes 50 seconds right 242.24 feet to a point; thence with a deflection of 25 degrees 56 minutes 05 seconds right 154.22 feet to the easterly right of way line of U.S. Highway 31; thence with a deflection of 90 degrees 00 minutes 00 seconds right, 150.00 feet along said easterly right-of-way line of U.S. Highway 31 to a point; thence with a deflection of 90 degrees 00 minutes 00 seconds right 375.34 feet to the point of beginning, forming a closing interior angle of 85 degrees 44 minutes 55 seconds. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes due in the year 1985, a lien, but not yet payable.

2. Right of way in favor of Alabama Power Company recorded in Deed Book 101, Page 514; Deed Book 102, Page 398; Deed Book 170, Page 264 and Deed Book 197, Page 371.

3. Easements over the north 20 feet as shown in Deed Book 192, Page 54 and Deed Book 200, Page 32.

4. Easements as granted in Deed Book 260, Page 674 and Deed Book 270, Page 607.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of February, 1985.

STATE OF ALABAMA)
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 FEB 28 PM 3:26

Thomas W. [Signature]
JUDGE OF PROBATE

Deed to 1,050.00
Rec. 500
Ind. 100
1,056.00

James E. Kelly
James E. Kelly

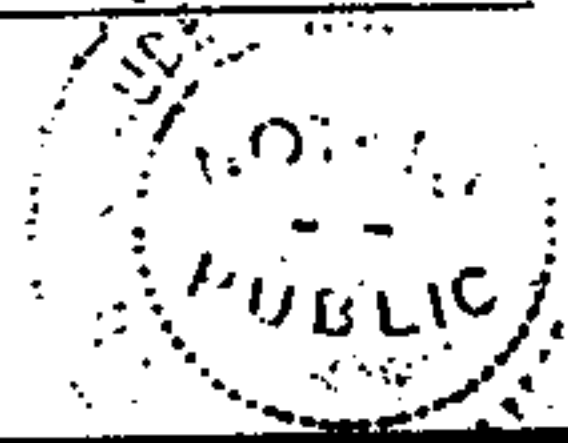
Ruth Kelly
Ruth Kelly

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Kelly and wife Ruth Kelly 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 28th day of February, 1985.

Paula [Signature]
-2- Notary Public



BOOK 019 PAGE 490