

NAME: Suite 2900, 300 Vestavia Office Pk. 3664 NORTH COTE DR.
ADDRESS: Birmingham, AL 35216 BIRMINGHAM, AL. 35223

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 ONE HUNDRED FIVE THOUSAND FIVE HUNDRED DOLLARS (\$105,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, MILDRED FLOREY BLACKERBY, a married woman, & ROBERT DONALD BLACKERBY, her husband

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
JESSE R. TAYLOR, III

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

From the NW corner of the South one-half of Section 30, Township 19 South, Range 3 East, being the point of begining; run thence east along the north boundary of said south one-half for a distance of 2333.10 feet; thence turn 90 deg. 22 min. 23 sec. right and run 991.77 feet; thence turn 90 deg. 23 min. 45 sec. left and run 2089.56 feet; thence run 147 deg. 45 min. 22 sec. right and run 844.13 feet along the bank of the Coosa River; thence turn 32 deg. 14 min. 13 sec. right and run 3708.41 feet to a point on the west boundary of said Section 30; thence turn 90 deg. 13 min. 03 sec. right and run 1443.57 feet to the point of begining.

ALSO, begin at the NE corner of the NE 1/4 of the SE 1/4 of Section 25, Township 19 South, Range 2 East and run west along the north boundary of said NE 1/4 of the SE 1/4 1329.96 feet to the NW corner of said NE 1/4 of the SE 1/4; thence turn 89 deg. 46 min. 30 sec. left and run 1343.32 feet; then turn 90 deg. 12 min. 50 sec. left and run 1329.86 feet; thence turn 89 deg. 46 min. 57 sec. left and run 1343.57 feet to the point of begining; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1985 and thereafter. (2) Right of way granted to Shelby County by instrument recorded in Deed Book 149, Page 316 in Probate Office. (3) Title to the mineral rights conveyed in Deed Book 327, Page 566 (Oil and Gas Lease) in Probate Office of Shelby County, Alabama. (4) Flood right of Alabama Power Company as set out in Case No. CA-66-769 in the Probate Office of Shelby County, Alabama.

Grantor affirmatively represents that before this date she has not made any conveyance of the mineral and mining rights in the property described herein, nor is she aware of any such conveyance of said rights except as set out herein and she hereby quitclaims title to all mineral and mining rights in the property to grantee including her rights under the Oil and Gas Lease recorded in Deed Book 327, Page 566 in the office of the Judge of Probate of Shelby County, Alabama to the extent that said Lease pertains to the property described herein.

CONTINUED ON THE REVERSE SIDE OF THIS DEED
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 (ours) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, 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 27 day of February, 1985.

.....(Seal)
.....(Seal)
.....(Seal)

Mildred Florey Blackerby (Seal)
MILDRED FLOREY BLACKERBY
ROBERT DONALD BLACKERBY (Seal)
Robert Donald Blackerby (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, James F. Burford, III, a Notary Public in and for said County, in said State, hereby certify that Mildred Florey Blackerby, a married woman, 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 27 day of February, A. D., 1985

CONTINUED

The property conveyed herein is not the homestead of Mildred Florey Blackerby.

\$79,150.00 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 MAR -4 AM 9:01

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>27.00</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>33.00</u>

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