

(Address) 412 FOURTH AVE
BESSEMER, ALABAMA 35020

This instrument was prepared by

(Name) ARTHUR GREEN, JR.
(Address) 1722 2ND AVENUE N., BESSEMER, AL 35020

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON }
COUNTY

KNOW ALL MEN BY THESE PRESENTS:

31,710.00 value

That in consideration of One hundred forty-one thousand, seven hundred ten (\$141,710.00) Dollars
\$110,000 of the recited amount was derived from a mortgage which
was executed and recorded simultaneously herewith.
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

Willie F. Kelley, Jr., a divorced man

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

Weaver Agency of Bessemer, Inc.

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

Description: See Exhibit "A" which is attached hereto and made a part
hereof as though fully set out herein.

Willie F. Kelley, Jr. is the surviving grantee of deed recorded in Deed
Book 334, page 722 in the Probate Office of Shelby County, Alabama; the
other grantee, W. T. Purvis, having died on or about 1st day of September,
1984.

This deed is subject to the following exceptions:

Taxes for the year 1985 are a lien, but not due and payable until 10/1/85.

- BOOK 022 PAGE 10
1. Transmission Line Permit to Alabama Power Co. as shown by instrument
recorded in Deed Book 102 page 84, Deed Book 112 page 464, and
Deed Book 142 page 247 in Probate Office.
 2. Right-of-Way granted to Shelby County by instrument recorded in
Deed Book 207, page 52 in Probate Office.
 3. 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 280 Page 191
(S 1/2 of SW) being assessed by Gulf States Paper Corp; also interest
in Leases recorded in Deed Book 343 Page 363, and Deed Book 338 Page 681
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. (W 1/2 of SE) in Probate

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S)
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 GRANTEE(S), 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 22nd
day of March, 1985

(Seal)
(Seal)
(Seal)

Willie F. Kelley, Jr.
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA
Jefferson }
COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Willie F. Kelley, Jr.
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 day of March, A. D., 1985.

Paden Green, Paden
1722 - 2nd Ave. No.
P.O. Box 05 - Bessemer Al. 35020

Notary Public.

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate
LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

4. Building setback as shown by Map Book 8 page 14 in Probate Office.
5. Public utility easements as shown by Map Book 8 page 14 in Probate Office.

Book 022 Page 10-A 550

EXHIBIT "A"

West one-half of Southeast 1/4 and the South one-half of Southwest 1/4 Section 18, Township 20, Range 1 East, Shelby County, Alabama; Mineral and mining rights excepted to South 1/2 of Southwest 1/4 of said Section 18, South and West of Wilsonville and Morgan Road.

LESS AND EXCEPT: Begin at the southeast corner of the Southwest 1/4 of Southwest 1/4 of Section 18, Township 20 South, Range 1 East of Shelby County, Alabama; thence run westerly along the south line of said 1/4 1/4 section 109.37 feet more or less to the point of beginning; thence continue along last described course 165.00 feet to the northeasterly right of way line of Shelby County Highway No. 49 (80 foot right of way), said point also being on a curve to the left having a central angle of 12 deg. 51 min. 06 sec. and a radius of 1,412.00 feet; thence turn right 61 deg. 01 min. 49 sec. to chord of said curve and run along said right of way line and arc of said curve 316.72 feet to end of said curve; thence northwesterly and tangent to said curve and along said right of way line 339.90 feet to the southeasterly right of way of Wall Farm Road (80 foot right of way); thence turn right 104 deg. 22 min. and run northeasterly and along said right of way line 389.13 feet; thence turn right 98 deg. 40 min. 54 sec. and run southeasterly 709.62 feet to the point of beginning.

LESS AND EXCEPT: Begin at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 18, Township 20 South, Range 1 East of Shelby County, Alabama; thence easterly along the north line of said 1/4 1/4 219.69 feet to the west right of way line of Shelby County Highway No. 49; thence 63 deg. 32 min. right and run southeasterly along said Highway right of way line 447.71 feet to a point; thence 116 deg. 28 min. right and run westerly 432.16 feet to a point on the west line of said 1/4 1/4; thence 91 deg. 51 min. right and run northerly along said west 1/4 1/4 line 401.00 feet to the point of beginning; being situated in Shelby County, Alabama.

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

1985 MAR 26 PM 12: 54

JUDGE: PROBERT

Need tax - 32.00
Rec. 5.00
Int. 1.00

38.00

