

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred Fifty Thousand Dollars (\$150,000.00) to the undersigned Grantor, VICKI HAYS DAWKINS, a married woman, formerly known as VICKI C. HAYS and hereinafter referred to as the "Grantor"), an individual, in hand paid by COLONIAL PROPERTIES, INC., an Alabama Corporation (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged; and the said Grantor, an individual, does by these presents, grant, bargain, sell, and convey unto the Grantee herein the following described real estate situated in Shelby County, Alabama, to-wit:

From the N.W. corner of the S.W. 1/4 of the N.E. 1/4, Sec. 36, TP. 18-S, R. 2-W, run East along the north boundary of said 1/4-1/4 a distance of 301.67 feet to the POINT OF BEGINNING; thence continue in a straight line a distance of 207.00 feet; thence, right 32 degrees, 01 minutes, 10 seconds a distance of 560.05 feet; thence, right 106 degrees, 25 minutes, 33 seconds a distance of 373.47 feet; thence, right 72 degrees, 19 minutes, 18 seconds a distance of 468.29 feet; thence, right 59 degrees, 14 minutes, 00 seconds a distance of 305.13 feet to the POINT OF BEGINNING, containing 5.0 acres more or less.

This conveyance is subject to ad valorem taxes for 1985 and thereafter; and a right of way to Alabama Power Company as recorded in Volume 97, page 566, Volume 109, page 289, Volume 182, page 51 and Volume 270, page 819 in the Probate Office of Shelby County, Alabama.

The property being conveyed hereby is not now nor has it ever been the homestead property of the Grantor.

✓ Land Title

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TO HAVE AND TO HOLD to Colonial Properties, Inc.,
an Alabama Corporation, its successors and assigns forever.

And the Grantor does, for herself, and for her
heirs, legal representatives, successors and assigns, cov-
enant with the said Grantee, its successors and assigns,
that the Grantor is lawfully seized in fee simple of said
premises; that they are free from all encumbrances except
as set forth above; that the Grantor has a good right to
sell and convey the same as aforesaid; and that she will,
and her successors and assigns shall, warrant and defend
the same to the said Grantee, Colonial Properties, Inc.,
an Alabama Corporation, its successors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Vicki Hays
Dawkins, has caused this conveyance to be executed this
the 7th day of May, 1985.

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

1985 MAY -7 PM 12:45

Thomas J. [Signature]
JUDGE OF PROBATE

STATE OF ALABAMA

COUNTY OF SHELBY

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		150.00
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	156.00

I, the undersigned, a Notary Public in and for said
County in said State, hereby certify that Vicki Hays
Dawkins, formerly known as Vicki C. Hays, whose name is
signed to the foregoing instrument and who is known to me
acknowledged before me on this day that, being informed of
the contents of the instrument she executed the same vol-
untarily.

Given under my hand and official seal, this
of May, 1985.

Virginia A. Shields
NOTARY PUBLIC



My Commission Expires:

7-7-87

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