

This instrument was prepared by

(Name) Larry L. Halcomb, Attorney at Law

(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Two Thousand Six Hundred and no/100 (\$92,600.00) DOLLARS,

to the undersigned grantor, Awtrey Building Corporation

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Richard C. Stewart
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

SEE ATTACHED Exhibit "A".

Subject to taxes for 1985.

Subject to rights and rights of way to Alabama Power Company as may affect subject property as set out in Condemnation Proceedings Civil Action No. CA 66-325, 1966.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Dennis Carlin Vice President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 26th day of April, 19 85

ATTEST:

AWTREY BUILDING CORPORATION

Secretary

By

Dennis Carlin Vice President

President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I,

a Notary Public in and for said County, in said State,

hereby certify that

Dennis Carlin

whose name as Vice President of Awtrey Building Corporation, a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 26th day of April

EXHIBIT "A"

Commence at the Southwest corner of the Southeast quarter of the Northeast quarter of Section 12, Township 24 North, Range 15 East, Shelby County, Alabama; thence run East along the South line of said quarter-quarter section, as established by the map and survey of Glasscock's Subdivision (Spring Creek) as recorded in Map Book 4, Page 23, in the Probate Office of Shelby County, Alabama for 1,018 feet, more or less, to an iron pin at the Southeast corner of Lot 19, Block 5 of said subdivision; thence 90 degrees 02 minutes 23 seconds left and run North along the East line of said subdivision for 185.00 feet to an iron pin; thence 100 degrees 00 minutes right and in a Southeasterly direction for a distance of 65.00 feet; thence 54 degrees 30 minutes right and in a Southeasterly direction for a distance of 118.50 feet to a point on the Westerly bank of Lay Lake as it presently exists, said point being the point of beginning; thence reverse last stated course and run Northwesterly for a distance of 118.50 feet; thence 54 degrees 30 minutes left and in a Northwesterly direction for a distance of 65.00 feet; thence 80 degrees 00 minutes right and in a Northerly direction for a distance of 30.00 feet; thence 90 degrees 00 minutes right and run East for 52.00 feet to an iron pin; thence 30 degrees 00 minutes left and run Northeasterly for 69.00 feet to an iron pin; thence 85 degrees 00 minutes right and run Southeasterly for 150.5 feet to a point on the West bank of Lay Lake as it presently exists; thence run generally in a Southwesterly direction along the meanderings of the West bank of Lay Lake to the point of beginning.

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

1985 MAY -7 AM 11:13

Thomas W. [Signature]
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		_____
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>6.00</u>