

THIS INSTRUMENT PREPARED BY:

Send Tax Notice to:

NAME: James F. Burford, III

James F. Burford, III

Suite 2900

Suite 2900

ADDRESS: 300 Vestavia Office Park
Birmingham, Alabama 35216

300 Vestavia Office Park
Birmingham, Alabama 35216

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of \$17,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I
or we, D. STEPHEN WATKINS, unmarried

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JOHN C. HEARN, an undivided
1/2 interest; JAMES F. BURFORD, III, an undivided 1/2 interest; and RANDALL H. GOGGANS, an
undivided 1/2 interest.

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

See Exhibit "A" attached hereto and incorporated by reference herein for legal description.

SUBJECT TO: (1) Taxes for the year 1984 and thereafter. (2) Transmission Line Permit
to Alabama Power Company as recorded in Deed Book 127, Page 374 and 378, Deed Book 142,
Page 249 and Deed Book 232, Page 713 in Probate Office. (3) Easement to Plantation
Pipe Line as recorded in Deed Book 112, Page 328, Deed Book 252, Page 603, and Deed Book
307, Page 416 in Probate Office. (4) 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 to Ruth Purvis Worrell - - the tax
records show she is also presently assessing said property in Probate Office. (5) Con-
demnation for Highway to State of Alabama as set out in Lis Pendens 5, Page 229 for I-65.

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EQD

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

And I (D) do for myself (D) and for my (D) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (D) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (D) have a good right to sell and convey the same as aforesaid; that I (D) will and my (D)
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 23
day of JULY, 1984.

(Seal)

D. Stephen Watkins (Seal)
D. STEPHEN WATKINS

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

COUNTY

I, Randall H. Goggans

hereby certify that D. Stephen Watkins, unmarried

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 23rd day of July

EXHIBIT "A"

A parcel of land situated in the Southeast 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4 section, thence in a Westerly direction, along the South line of said Section, a distance of 999.76 feet, thence 102 deg. 44 min. right, in a Northeasterly direction, a distance of 288.0 feet, thence 14 deg. 13 min. right, in a Northeasterly direction, along the Northwestern right of way line of Shelby County Highway 361, a distance of 358.44 feet to the point of beginning; thence continue along last described course a distance of ~~217.84~~ 217.84 feet; thence 91 deg. 45 min. left, in a Northwestern direction, a distance of ~~150.40~~ 150.40 feet to a point on the Southeasterly right of way line of Interstate Highway 65, said point being on a curve to the left, said curve having a radius of 5854.58 feet and a central angle of 2 deg. 37 min. 25 sec. thence 96 deg. 46 min. 19 sec. left, measured to chord of said curve, thence along arc of said curve, in a Southwesterly direction, along said right of way a distance of 268.08 feet, thence 106 deg. 49 min. 41 sec. left, measured from chord of said curve, in a Southeasterly direction, a distance of 121.01 feet to the point of beginning; being situated in Shelby County, Alabama.

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

1985 MAY 23 AM 9 18

Thomas A. Livingston, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>17.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>23.00</u>