

This instrument was prepared by

(Name) Joseph A. Fawal

(Address) Suite 110 - 1933 Montgomery Highway

Birmingham, AL 35209

WARRANTY DEED-

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/100 dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, MICHAEL E. THOMAS and wife, ELIZABETH B. THOMAS

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto K. T. S. & B. INVESTMENTS, an Alabama General Partnership consisting of Basil E. Kennedy, Michael E. Thomas, Constantine N. Sfakianos and Alton Eugene Bradberry, as General Partners (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

An undivided one fourth (1/4) interest in and to the following described Real Property:

A parcel of land located in the SW 1/4 of the NE 1/4, and NE 1/4 of the SW 1/4, and the SE 1/4 of the NW 1/4, all in Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described on the following page marked Exhibit "A" attached hereto and made a part hereof.

This Conveyance subject to:

- (1) Easements and restrictions of record.
- (2) Ad Valorem Taxes for 1985.

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		16.50
Mineral Tax		
Recording Fee		2.50
Index Fee		1.00
TOTAL	\$	20.00

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 (our) 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, have hereunto set hands(s) and seal(s), this day of, 1985.

(Seal)

(Seal)

(Seal)

Michael E Thomas (Seal)
Elizabeth B Thomas (Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that Michael E. Thomas and wife, Elizabeth B. Thomas, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of

July, A. D., 1985.
Therrell M Cook
Notary Public

B. E. Kennedy
860 Oak Park Rd
Prichard, AL 35124

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS

RICHMOND, VIRGINIA

SCHEDULE A cont'd.

LEGAL DESCRIPTION

A parcel of land located in the SW 1/4 of the NE 1/4, and NE 1/4 of the SW 1/4, and the SE 1/4 of the NW 1/4, all in Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of the SE 1/4 of said Section 14; thence in a Northerly direction, along the West line of said quarter-quarter Section, a distance of 536.56 feet to a point on the Northwest right of way line of Parker Drive (extended); thence 41 deg. 28 min. 50 sec. right, in a Northeasterly direction along said right of way line, a distance of 870.82 feet, to a point on the Southwest right of way line of Seaboard Coast Line Railroad; thence 90 deg. left, in a Northwesterly direction along said right of way line, a distance of 106.0 feet to the beginning of a curve to the left, said curve having a radius of 2774.63 feet and a central angle of 4 deg. 12 min.; thence along arc of said curve, in a Northwesterly direction, along said right of way line, a distance of 203.39 feet to end of said curve; thence continue in a Northwesterly direction, along said right of way line, a distance of 381.84 feet; thence 85 deg. 48 min. left, in a Southwesterly direction, a distance of 40.0 feet to the point of beginning; thence continue along last described course, a distance of 584.42 feet; thence 90 deg. right, in a Northwesterly direction a distance of 250.0 feet; thence 90 deg. right, in a Northeasterly direction, a distance of 593.0 feet, more or less, to a point on the Southerly right of way line of said Seaboard Coast Line Railroad; thence in a Southeasterly direction, along said right of way line, a distance of 100 feet, more or less; thence in a Southeasterly direction, a distance of 155 feet, more or less, to the point of beginning. Subject to easements and rights of way of record.

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STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JUL 22 PM 1:05

Thomas W. Henderson
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>50</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>6.50</u>

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