

This instrument was prepared by
(Name) J. Howard Perdue, Jr.; Attorney at Law

(Address) 1312 City Federal Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-two Thousand Nine Hundred Dollars (\$162,900.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

William P. Buck and wife, Jane B. Buck,

(Jane B. Buck and Janie B. Buck are one and the same person)

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

Walter L. Howard Jr. and Wiley B. Howard

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

From the NE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 15, Township 19 South, Range 2 West, run west along the north boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 760.00 feet to the point of beginning; thence left 99 degrees 25 minutes a distance of 594.51 feet; thence right 66 degrees 25 minutes 14 seconds a distance of 784.07 feet; thence right 122 degrees 19 minutes 46 seconds a distance of 640.63 feet; thence right 49 degrees 00 minutes a distance of 3.08 feet; thence along the arc of a curve to the left that has a radius of 312.26 feet through an angle of 22 degrees 03 minutes 10 seconds a distance of 120.19 feet; thence continue along the projected tangent to said arc a distance of 195.50 feet; thence left along the arc of a curve that has a radius of 424.18 feet through an angle 14 degrees 27 minutes 30 seconds a distance of 107.05 feet; thence continue along the projected tangent to said arc a distance of 28.48 feet; thence right 45 degrees 17 minutes 50 seconds a distance of 70.34 feet; thence right 44 degrees 53 minutes 20 seconds along the south R.O.W. line of Valleydale Road a distance of 150.80 feet; thence left 2 degrees 03 minutes along the chord of a curve a distance of 158.72 feet; thence right 70 degrees 22 minutes 30 seconds a distance of 10.64 feet to the point of beginning.

This conveyance is made subject to all existing restrictions, right of ways, limitations, easements, exceptions, reservations, releases and covenants of record, including specifically but not limited to: Transmission line permit to Alabama Fuel and Iron Co. and Alabama Power Co., recorded in Shelby Deed Volume 130, page 55; Right of Way granted to South Central Bell Telephone Co. by instrument(s) recorded in Shelby Deed Volume 320, page 915; Right of Way granted to Alabama Power Co. by instrument(s) recorded in Deed Book 129, page 553; Release of damages as contained in Deed Book 177, page 42; and taxes due for 1985.

A portion of the consideration recited above consists of a Purchase Money Mortgage in the amount of \$132,000 given by Walter L. Howard and wife, Wiley B. Howard, to William P. Buck and wife, Jane B. Buck, for the purpose of securing the unpaid balance of the purchase price.

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 ~~we~~ (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, we have hereunto set our hands(s) and seal(s), this 1st day of August, 1985.

Patrick H. Boone (Seal)

William P. Buck (Seal)
William P. Buck

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

Jane B. Buck (Seal)
Jane B. Buck

STATE OF ALABAMA
SHELBY COUNTY

1985 AUG -6 AM 8:39
Duty 31.00
Rec. 250
Ind. 100
34 52

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William P. Buck and wife, Jane B. Buck, 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 1st day of August, A. D., 1985.

PERDUE, JOHNSON, BOONE & JOHNSON
ATTORNEYS AND COUNSELORS AT LAW

Patrick H. Boone
Notary Public.