

(Name) Mr. James D. Blackburn  
 (Address) 2235 D Little Valley Road  
Birmingham, Alabama 35216

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
Post Office Box 822  
 (Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-68

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA  
 SHELBY } COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighteen Thousand, Three Hundred Eighty and no/100 (\$18,380.00)- Dollars

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

Martin Muller, a single man  
 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

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

SEE REVERSE SIDE FOR LEGAL DESCRIPTION.

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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, I have hereunto set my hands(s) and seal(s), this  
 day of \_\_\_\_\_, 1985.

(Seal)

Martin Muller

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
 SHELBY } COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Martin Muller, a single man 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of \_\_\_\_\_ A. D., 1985.

My Commission Expires Feb. 14, 1989 Public.

LEGAL DESCRIPTION:

A tract of land situated in the NE 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of the NE 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama and run West along the North line of said Section, 1521.22 feet; thence left 93 deg. 04' 44" and run Southerly 20.0 feet to point of beginning; thence continue along last described course 459.25 feet; thence right 90 deg. 00' and run Westerly 443.0 feet to a point which is 30.01 feet South of the SE corner of Lot 2, according to a Subdivision of Martin M. Muller Property, as recorded in Map Book 8, Page 112; thence right 91 deg. 34' 12" and run Northerly along the Easterly line of said Lot 2 and the Southerly extension thereof, a distance of 240.01 feet to the Northeast corner of said Lot 2; thence left 12 deg. 21' 36" and run Northwesterly along the East line of Lot 1, of said Martin M. Muller Subdivision, 250.0 feet to the Northeast corner of said Lot 1; thence Easterly 483.93 feet to point of beginning. According to survey of W. M. Varnon, Reg. No. 9324, dated April 26, 1985, and corrected July 10, 1985.

The acreage sold shall be conveyed by metes and bounds description which shall extend to the center of the road. Said road is a private road and is not dedicated as a public highway or street. The conveyance by which title will be transferred to purchaser shall create a right-of-way easement granting the rights of ingress and egress to the adjoining plots of land bordering said private road. The easement thus created shall be a perpetual easement appurtenant to and for the benefit of the adjoining land and purchaser hereby agrees that he will be bound by the terms thereof. Purchaser will be required to and agrees to repair and maintain the road by contributing his proportionate share of the total cost thereof in order to maintain accessibility to all acres bordering said private road. Purchaser's proportionate share shall be prorated according to the number of acres one has in proportion to the total number of acreages served by said road. This covenant to repair shall run with the land, and the cost of maintenance and repair of said road shall be a charge on the land in whosoever hands it shall be at the time of such maintenance or repair.

This property is subject to the following restriction, which shall attach and run with the land: There shall be no trailers placed on said property. Minerals and mining rights are reserved to the grantor.

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STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT IS  
1985 SEP -9 PM 12:52  
JUDGE OF PROBATE

RECORDING FEES	
Mortgage Tax	\$ 18.50
Deed Tax	
Mineral Tax	5.00
Recording Fee	1.00
Index Fee	
<b>TOTAL</b>	<b>\$24.50</b>

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,  
County.

Judge of Probate

LAWYERS TITLE INSURANCE  
CORPORATION  
Title Insurance  
BIRMINGHAM, ALA.

DEED TAX \$  
RECORD FEE \$  
TOTAL \$