

133

THIS INSTRUMENT WAS PREPARED BY:
Robert L. Shields, III
Balch & Bingham
P. O. Box 306
Birmingham, Alabama 35201

SEND TAX NOTICE TO:
Mrs. Eleanor Russell
P.O. Box 73
MONTICELLO, AL 35115

STATE OF ALABAMA)
)
JEFFERSON COUNTY) STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, E. Lonnie Russell, a resident of Shelby County, Alabama, died on the 10th day of January, 1983, leaving a Last Will and Testament which was duly admitted to probate and recorded in the Probate Court of Shelby County, Alabama on the 19th day of January, 1983, (Probate Case #23-161), and

WHEREAS, Central Bank of the South (formerly known as Central Bank of Birmingham) and Eleanor A. Russell (hereinafter called Grantors) were named in said Will as Co-Executors thereof and were duly appointed and qualified as such by said Probate Court on the 19th day of January, 1983, and

WHEREAS, in and by the terms of the Last Will and Testament of said decedent, Grantors were authorized and empowered to sell and convey the hereinafter described real estate, upon the terms and conditions hereinafter set forth;

And in consideration of \$10.00 and other good and valuable consideration to the undersigned Grantors in hand paid by Eleanor A. Russell, an unmarried woman, (hereinafter referred to as Grantee), the receipt whereof is acknowledged, the Grantors do hereby grant, bargain, sell and convey unto Grantee, an undivided one-half interest, together with every contingent remainder and right of reversion in and to the following described real estate situated in Shelby County, Alabama, to-wit:

(SEE EXHIBIT A HERETO FOR LEGAL DESCRIPTION)

It is specifically understood and agreed that the Grantors have executed this conveyance subject to:

1. Ad valorem taxes due and payable October 1, 1986.
2. Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property.

The deceased, E. Lonnie Russell, is E. Lonnie Russell, the Grantee in that certain deed dated March 27, 1972, and recorded in Real Volume 273, Page 689, in the Office of the Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD, to said Grantee, her heirs and assigns forever, together with every contingent remainder and right of reversion.

AND THE GRANTORS DO HEREBY COVENANT with the Grantee, except as above noted, that, at the time of the delivery of this deed, the premises were free from all encumbrances made by the Grantors and that the Grantors will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantors but against none other.

BOOK 049 PAGE 896

This instrument is executed by the undersigned solely in their representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in their individual or corporate capacity.

IN WITNESS WHEREOF, Central Bank of the South and Eleanor A. Russell, have caused this conveyance to be executed in their name and on their behalf in her capacity as Co-Executors of the aforementioned estate on this the 19th day of November, 1985.

CENTRAL BANK OF THE SOUTH
Co-Executor under the Last
Will and Testament of E. Lonnie
Russell, deceased

ATTEST:

[Signature]
Notary Public

By: [Signature]
Att: [Signature] + [Signature]
Senior Trust Officer

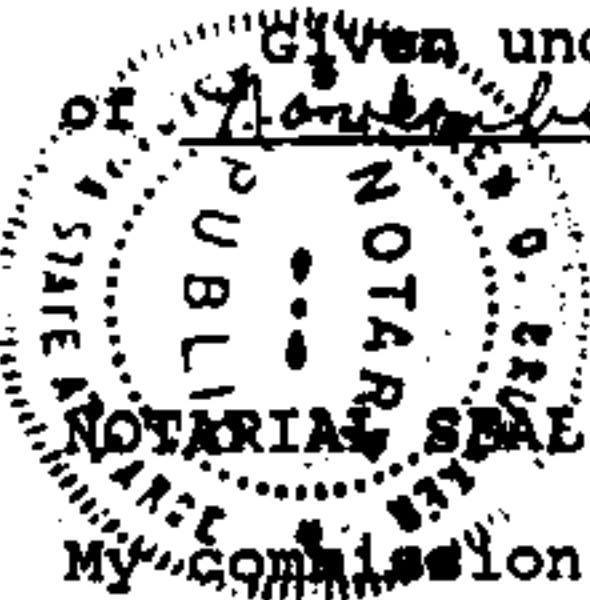
[Signature]
Eleanor A. Russell, Co-Executor
under the Last Will and
Testament of E. Lonnie Russell,
deceased

BOOK 049 PAGE 897

STATE OF Alabama,
COUNTY OF Jefferson

I, Karen O. Brubaker, a Notary Public in and for said County in said State, hereby certify that John R. Martin, whose name as Vice Pres. + Senior Trust Officer of Central Bank of the South, as Co-Executor of the Last Will and Testament of E. Lonnie Russell, deceased, signed the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Central Bank of the South acting in its capacity as Co-Executor aforesaid.

Given under my hand and official seal of office this 19th day of November, 1985.



Karen O. Brubaker
Notary Public

My Commission expires: 4-23-87

STATE OF Alabama,
COUNTY OF Jefferson

I, KAREN O. BRUBAKER, a Notary Public in and for said County in said State, hereby certify that Eleanor A. Russell, whose name as Co-Executor of the Last Will and Testament of E. Lonnie Russell, deceased, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this

day that, being informed of the contents of the above and foregoing instrument, she, in her capacity as such Co-Executor, executed the same voluntarily.

Given under my hand and official seal of office this 19th day of November, 1985.

Karen O. Brubaker
Notary Public

NOTARIAL SEAL

My commission expires: 4-23-87

BOOK 049 PAGE 898



COMMONWEALTH LAND

TITLE INSURANCE COMPANY

A Reliance Group Holdings Company

File No:

LEGAL DESCRIPTION

A parcel of land situated partly in the SW 1/4 of Section 3, and partly in the SE 1/4 of Section 4, Township 24 North, Range 12 E, described as follows:

Beginning at the SW corner of Section 3, go North 89 degrees 51 minutes East along the South boundary of Section 3 for 552.40 feet; thence North 43 degrees 32 minutes east for 1,873.70 feet; thence North 43 degrees 27 minutes east for 300.90 feet; thence North 4 degrees 11 minutes West for 45.40 feet; thence South 56 degrees, 49 minutes West for 47.00 feet; thence South 44 degrees 15 minutes West for 70.00 feet; thence North 48 degrees 00 minutes west, for 200 feet; thence North 19 degrees 46 minutes East, for 73.63 feet; thence North 21 degrees 39 minutes East for 16.30 feet; thence North 4 degrees 11 minutes west for 300 feet; thence North 89 degrees 42 minutes West for 1,196.00 feet; thence South 1 degree 37 minutes East for 159.70 feet; thence South 40 degrees 17 minutes West for 673.50 feet; thence North 66 degrees 16 minutes West for 738.30 feet; thence South 18 degrees 29 minutes West, for 983.38 feet; thence North 87 degrees 52 minutes East for 695 feet; thence South 5 degrees 10 minutes West for 285 feet; thence South 32 degrees 22 minutes East for 204.80 feet; thence South 3 degrees 03 minutes East along the west boundary of Section 3 for 330 feet to the Point of Beginning. Containing 74.3 acres and being Plats 1, 2, and 3 according to the Survey by Floyd Atkinson. Subject to any easements, restrictions and rights of way of record.

TOGETHER WITH AN EASEMENT FOR RIGHT OF WAY FOR INGRESS AND EGRESS over and across the following parcel of land situated in the NW 1/4 of Section 3, Township 24, North, Range 12 East, described as follows:

Commence at the SW corner of Section 3 and go North 89 degrees 51 minutes East along the south boundary of Section 3 for 552.40 feet; thence North 43 degrees 32 minutes East for 1,873 feet; thence North 43 degrees 27 minutes East for 300.90 feet; thence North 4 degrees 11 minutes West for 45.40 feet; thence South 56 degrees 49 minutes West for 47 feet; thence South 44 degrees 15 minutes West for 70 feet; thence North 48 degrees 00 minutes West for 200 feet; thence N 19 degrees 46 minutes East for 73.63 feet; thence North 21 degrees 39 minutes East for 16.30 feet; thence North 4 degrees 11 minutes west for 300 feet; thence North 89 degrees 42 minutes west 16.88 feet to the Point of Beginning. Thence continue along this line 63.12 feet; thence North 18 degrees 35 minutes west for 786.82 feet to the South boundary of State Highway #25; thence North 71 degrees 25 minutes East along this boundary for 60 feet; thence South 18 degrees 35 minutes East for 807.35 feet to the Point of Beginning.

Containing 47,820 square feet.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 NOV 20 PM 1:29

Thomas W. Henderson, Jr.
JUDGE OF THE CIRCUIT

Recd for 1000
Rec. 1000
Ind. 1000
7150

[Handwritten signature]

BOOK 049 PAGE 899