

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: James F. Burford, III
Suite 200, 100 Vestavia Office Park
ADDRESS: Birmingham, Alabama 35216

WARRANTY DEED (Without Survivorship)

⁶⁷¹
Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Five Thousand and 00/100 Dollars (\$195,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **ROBERT RILEY**, a married man, and **ROBERT A. ENOCH**, a married man

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

(herein referred to as grantee, 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.

There is hereby expressly reserved unto Grantor, their heirs, executors, administrators, successors, and assigns, a perpetual easement and right of way for the purpose of ingress and egress across the tract of land described in Exhibit "B" attached hereto and incorporated by reference herein. Grantor also retains, reserves, and shall continue to enjoy use of the surface of such property for any and all purposes, including the right to build and use the surface of the herein granted easement for drainage ditches and private streets, roads, driveways, and other like uses and/or to dedicate all or any part of the property affected by this easement to any city or county for use as a public street, road, or alley. If the Grantor, or any of Grantor's successors or assigns, shall dedicate all or any part of the property affected by this easement, the Grantee, and its successors and assigns shall execute all instruments that may be necessary or appropriate to effectuate such dedication, without, however, extinguishing the easement rights herein granted.

SUBJECT TO: (1) Taxes due in the year 1986 and thereafter. (2) Lease from Martha Jane Pool Yeilding and F. Brooks Yeilding III to Atlantic Richfield Company dated November 22, 1982, recorded in Deed Book 347, Page 419 in Probate Office, however, grantors' rights in such lease as it applies to the property conveyed herein are hereby assigned to grantee. (3) Declaration of Restrictions and Grant of Easements and Maintenance Obligations, both bearing even date herewith. (4) Mineral and mining rights and all rights incident thereto are hereby quitclaimed to grantee but are not warranted.

The property conveyed herein is not the homestead of either one of the grantors.

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 GRANTEE, 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 GRANTEE, 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 9 day of January, 1986

.....(Seal)

.....(Seal)

.....(Seal)

Robert Riley
ROBERT RILEY

Robert A. Enoch
ROBERT A. ENOCH

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Notary Public in and for said County, in said State,
hereby certify that Robert Riley, a married man and Robert A. Enoch, a married man
whose name S 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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 9 day of January, A. D., 1986

STATE OF ALABAMA)
SHELBY COUNTY)

EXHIBIT "A"
RILEY & ENOCH TO BURNS

The Northwest Quarter of the Southeast Quarter of Section 22,
Township 18 South, Range 1 West, Huntsville Meridian, being
more particularly described as follows:

Commence at the Southeast Corner of Section 22, Township 18
South, Range 1 West, Huntsville Meridian; thence South 87°22'03"
West, along the South section line of said section, 2,660.97
feet to the West line of the Southeast Quarter of said section,
thence North 1°51'53" West, along the West line of said quarter
section, 1,333.64 feet to the Southwest Corner of the Northwest
Quarter of the Southeast Quarter of said section and the POINT
OF BEGINNING; thence continue along previously described course,
1,333.64 feet to an iron pin found, being the Northwest Corner
of the Northwest Quarter of the Southeast Quarter of said section;
thence North 87°27'45" East, along the North line of the Southeast
Quarter of said section 1,324.56 feet to the Northeast Corner of
the Northwest Quarter of the Southeast Quarter of said section;
thence South 1°59'30" East, along the East line of the Northwest
Quarter of the Southeast Quarter, 1,332.50 feet to the Southeast
Corner of the Northwest Quarter of said Southeast Quarter; thence
South 87°24'53" West along the South line of the Northwest Quarter
of the Southeast Quarter, 1,327.52 feet to the POINT OF BEGINNING.

Said quarter-quarter section containing 40.6 acres, more or less.

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STATE OF ALABAMA)
SHELBY COUNTY)

EXHIBIT "B"
RILEY & ENOCH TO BURNS

An easement, 60 feet in width, all being located in the Northwest Quarter of the Southeast Quarter of Section 22, Township 18 South, Range 1 West, Huntsville Meridian (the subservient estate), to benefit and serve the Northeast Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter, both in Section 22, Township 18 South, Range 1 West, Shelby County, Alabama (the dominant estate), and being more particularly described as follows:

Commence at the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 22; thence North $87^{\circ}27'45''$ East, along the North line of the Southeast Quarter of said section, 1,164.56 feet to the beginning of a curve to the right, said curve having a central angle of $90^{\circ}32'46''$, a radius of 158.49 feet, an arc length of 250.45 feet, and a chord of 225.19 feet as measured along a bearing of South $47^{\circ}15'52''$; thence along said arc, 250.45 feet to the point of tangency; said point being on the East line of the Northwest Quarter of the Southeast Quarter of said section; thence South $1^{\circ}59'30''$ East, along said East line 1,172.50 feet to the Southeast corner of the Northwest Quarter of the Southeast Quarter of said section; thence South $87^{\circ}24'53''$ West, along and with the South line of said quarter-quarter section, 60 feet to a point; thence North $1^{\circ}59'30''$ West, parallel to the East line of the Northwest Quarter of the Southeast Quarter, 1,173.13 feet to the beginning of a curve to the left, said curve having a central angle of $90^{\circ}32'46''$, a radius of 98.49, an arc length of 155.54 feet, and a chord of 139.91 feet as measured along a bearing of North $47^{\circ}15'52''$ West; thence along said arc, 155.54 feet to the point of tangency; thence South $87^{\circ}27'45''$ West, parallel to the North line of the Southeast Quarter, 940.64 feet to a point; thence North $77^{\circ}32'16''$ West, 231.82 feet to the POINT OF BEGINNING.

RECORDING FEES

| | | |
|---------------|----|-----------------|
| Mortgage Tax | \$ | |
| Deed Tax | | <u>195.00</u> |
| Mineral Tax | | |
| Recording Fee | | <u>7.50</u> |
| Index Fee | | <u>1.00</u> |
| TOTAL | | <u>\$203.50</u> |

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

1986 JAN 10 PM 1:49

Thomas A. Sherrill, Jr.
JUDGE OF PROBATE

056 822