

(Name) Karl F. Reed II(Address) P. O. Box 308, Pelham, AL 35124

This instrument was prepared by

(Name) James E. Roberts(Address) 2230 Third Avenue North, Birmingham, Alabama 35203

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration plus the execution of a purchase money mortgage in the amount of Forty-four Thousand and no/100 (\$44,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

I-65 Investment Properties, Inc., a general partnership

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

✓ Karl Frederick Reed II

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

Begin at the southeast corner of the Northeast quarter of the Southeast quarter of Section 19, Township 21 South, Range 2 West, Shelby County, Alabama; thence in a westerly direction along the south line of said quarter-quarter section 116.31 feet to the west right of way of Shelby County No. 87; thence right 90 degrees 36' 22" in a northerly direction along said west right of way 836.46 feet to the point of beginning; thence continue northerly along said west right of way 450.86 feet; thence left 89 degrees 03' 20" in a westerly direction 1528.32 feet to the east right of way of Interstate Highway No. 65; thence left 110 degrees 03' 49" in a southeasterly direction along said east right of way 479.93 feet; thence left 69 degrees 56' 11" in an easterly direction 1371.10 feet to the point of beginning. Containing approximately 15 acres, more or less.

Exceptions;

1. Taxes due in the year 1986 which are a lien but not due and payable until October 1, 1986.
2. Right of way to Shelby County, Alabama recorded in Volume 244, page 129 and Volume 239, page 237 in the Probate Office in Shelby County, Alabama.
3. Mineral and mining rights and release of damages recorded in Volume 352, page 805 in said Probate Office.
4. No building shall be built within thirty-five (35) feet of the County Road 87 - right-of-way.
5. See Exhibit A for right-of-way joint easement.
6. Subject to limited access provisions relating to Interstate 65.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And X (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~X~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 31<sup>st</sup>day of January, 1986

Ronnie Booth  
Ronnie Booth

Ora N. Clayton (Seal)  
Ora N. Clayton

Larry Clayton (Seal)  
Larry Clayton

Hugh Edge (Seal)  
Hugh Edge

Partners

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronnie Booth, Ora N. Clayton, Larry Clayton, Hugh Edge, James L. Clayton, whose names as partners 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 in their capacity executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of January, A. D., 1986

Caryl Dean Blue  
C. D. Blue

Notary Public.

C. D. Blue

EXHIBIT A

Grantor grants unto Grantee for the joint use of the Grantor and Grantee a sixty (60) foot right-of-way beginning thirty (30) feet on each side of the following described center line;

Begin at the southeast corner of the Northeast quarter of the Southeast quarter of Section 19, Township 21 South, Range 2 West, Shelby County, Alabama; thence in a westerly direction along the south line of said quarter-quarter section 116.31 feet to the west right of way of Shelby County No. 87; thence right 90 degrees 36' 22" in a northerly direction along said west right of way 1257.32 feet to the center line right-of-way herein described thence left 89°03'20" in a westerly direction 500 feet to said point of beginning terminus of center line herein described.

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

1986 FEB -3 AM 9:20

*Robert A. [Signature]*  
JUDGE OF PROBATE

**RECORDING FEES**

Mortgage Tax	\$ <u>20.00</u>
Deed Tax	
Mineral Tax	<u>5.00</u>
Recording Fee	<u>1.00</u>
Index Fee	
<b>TOTAL</b>	<b>\$ <u>26.00</u></b>