

This instrument was prepared by

(Name) Bruce M. Green, Attorney at Law

(Address) Post Office Box 766, Alabaster, Alabama 35007

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 Ninety-Nine Thousand Eight Hundred Twenty and No/100th Dollars (\$99,820.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, W. Paul Yeager, a married man, James Austin Yeager, a married man, David Winston Yeager, a married man, Patricia Anne Yeager Fuhmeister, a married woman, and W. Paul Yeager as Executor of the Last Will and Testament of Paul L. Yeager (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Nichols & Hill Construction Co., an Alabama partnership

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

A parcel of land situated in the Southwest $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southwest corner of said Section 13, thence East along the South line of said Section a distance of 932.29 feet to a point; thence left 64 degrees 34 minutes 37 seconds in a Northerly direction a distance of 940.95 feet to a point; thence left 76 degrees 41 minutes 57 seconds in a Northwesterly direction a distance of 143.35 feet to a point on a curve of the Northerly right-of-way of a proposed public road, being the point of beginning; thence continue along last described course a distance of 377.66 feet to a point on top of a mountain; thence right 65 degrees 38 minutes 43 seconds along top of mountain in a Northeasterly direction a distance of 51.83 feet to a point; thence right 6 degrees 10 minutes 41 seconds along top of mountain a distance of 127.88 feet to a point; thence right 6 degrees 49 minutes 45 seconds along top of mountain a distance of 219.53 feet to a point; thence right 14 degrees 23 minutes 45 seconds along top of mountain a distance of 94.81 feet to a point; thence right 74 degrees 18 minutes 52 seconds leaving top of mountain in a Southeasterly direction a distance of 742.89 feet to the Westerly right-of-way of a proposed road and a curve to the right; thence right 108 degrees 36 minutes 33 seconds to the tangent of said curve; said curve having a central angle of 19 degrees 54 minutes 45 seconds and a radius of 374.26 feet; thence along and with the arc of said curve and proposed right-of-way a distance of 130.07 feet to the P.T. of said curve; thence continue along last stated course and right-of-way a distance of 240.93 feet to the P.C. of a curve to the left having a central angle of 12 degrees 27 minutes 43 seconds and a radius of 1467.26 feet to a point; thence left and along said curve and right-of-way an arc distance of 319.13 feet to the point of beginning.

Subject to all existing easements, taxes and restrictions of record.

This property is not the homestead of W. Paul Yeager, his homestead being P.O.Box 67, Pelham, AL, or James Austin Yeager, his homestead being 3900 Galding Lane, Olney, Maryland, or David Winston Yeager, his homestead being 1404 N.W. 198 Street, Seattle, Washington, or Patricia Ann Yeager Fuhmeister, her homestead being 5561 Afton Drive, Birmingham, AL.

Seal 100.00
Rec. 250
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105.50
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TO HAVE AND TO HOLD to the said grantees, 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, we have hereunto set our hands(s) and seal(s), this 23rd day of July, 1986.

W. Paul Yeager (Seal)
W. Paul Yeager
James Austin Yeager by W. Paul Yeager under Power of Attorney (Seal)
David Winston Yeager by W. Paul Yeager under Power of Attorney (Seal)

Patricia Anne Yeager Fuhmeister (Seal)
Patricia Anne Yeager Fuhmeister
W. Paul Yeager (Seal)
W. Paul Yeager as Executor of the Last Will and Testament of Paul L. Yeager (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 W. Paul Yeager, a married man, James Austin Yeager, a married man, by W. Paul Yeager under Power of Attorney, David Winston Yeager, a married man, by W. Paul Yeager under Power of Attorney, whose name 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 23rd day of July, A. D., 1986.

Mitchell Green, Jr.

Bruce M. Green

Notary Public.

Patricia Anne Yeager Fuhmeister, a married woman, and W. Paul Yeager as Executor of the Last Will and Testament of Paul L. Yeager