

This instrument prepared by
Frank Dominick
2121 Highland Ave., So.
Birmingham, Alabama 35205

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS: That,

JEFFERSON COUNTY)

In consideration of Forty-four Thousand One hundred and 05/100 Dollars (\$44,100.05) and the execution of a purchase money/^{second} mortgage in the amount of \$52,239.76 securing balance of purchase price, to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we C. I. Crais and Marion F. Dick, both married men (herein grantors) do grant, bargain, sell and convey unto J. HARRIS DEVELOPMENT CORPORATION (herein grantee) the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the northeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, township 20 South, Range 3 West as per the recorded plat of the Third Sector of Portsouth Subdivision; run thence north 88° 26' 20" west for 148.48 feet to the center line of a 100-foot wide Alabama Power Company easement; run thence north 23° 19' 29" west along said center line for 621.27 feet to the point of beginning; run thence north 76° 35' 59" east for 212.01 feet; run thence north 74° 57' 07" east for 60.03 feet; run thence north 76° 47' 00" east for 143.99 feet; run thence south 23° 19' 29" east for 670.91 feet; run thence north 66° 40' 31" east for 120.72 feet; run thence north 24° 24' 47" east for 98.80 feet; run thence north 0° 02' 31" east for 600.00 feet; run thence south 89° 57' 29" east for 150.00 feet; run thence north 76° 54' 30" east for 61.61 feet; run thence south 89° 57' 29" east for 150.89 feet; run thence north 0° 02' 26" east for 504.03 feet; run thence north 0° 03' 15" west for 565.31 feet to the center line of an 80-foot pipe line easement; run thence south 64° 49' 24" west along the center line of said pipe line easement for 869.16 feet; run thence north 0° 03' 14" west for 44.18 feet to the north right of way of said pipe line easement; run thence south 64° 49' 24" west along said north right of way for 751.04 feet to the center line of the above mentioned 100-foot wide Alabama Power Company easement; run thence south 23° 19' 29" east along said center line for 715.85 feet to the point of beginning. Said land being in Section 26, Township 20 South, Range 3 West of the Huntsville Principal Meridian, Shelby County, Alabama.

Subject to 80-foot gas line easement and 100-foot Alabama Power Company easement all as shown by tax map; mineral and mining rights and rights incident thereto recorded in Vol. 249 page 355 in the Probate Office of Shelby County, Alabama; right of way to Alabama Power company recorded in Vol. 225 page 224 in said Probate Office; easement to Colonial Pipeline Company recorded in Vol. 268 page 211 and Vol. 223 page 431 in said Probate Office.

The above property is not the homestead of the grantors or their spouses.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns, forever.

✓
DOMINICK, FLETCHER, YEILDING, WOOD & LLOYD, P. A.

PROFESSIONAL ASSOCIATION
2121 HIGHLAND AVENUE
P. O. BOX 1387
BIRMINGHAM, ALABAMA 35201

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The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

And we for ourselves and for our heirs, executors and administrators, covenant with the said grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances except current ad valorem taxes which grantee assumes and except as mentioned above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 28th day of July, 1986.

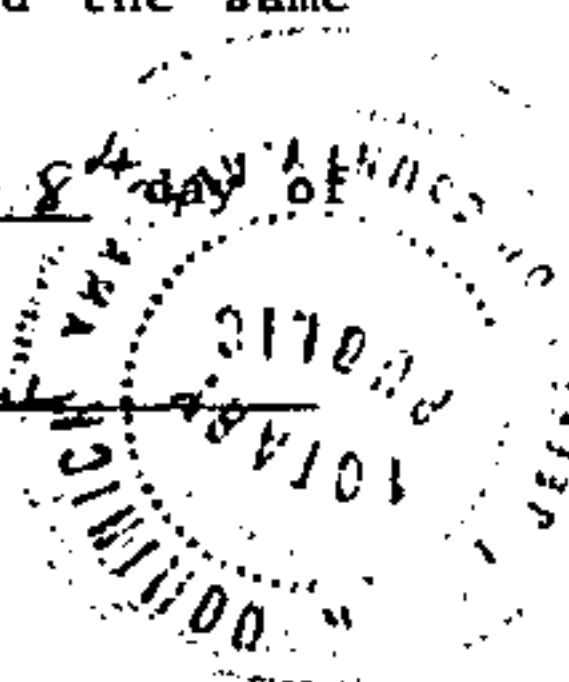
C. I. Crais
C. I. Crais
Marion F. Dick
Marion F. Dick

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that C. I. CRAIS and MARION F. DICK, both married men, whose names 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28th day of July, 1986.

Frank J. [Signature]
Notary Public



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

T5/8

1986 JUL 30 AM 11:50

Thomas A. [Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ <u>—</u>
2. Mtg. Tax	<u>—</u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.00</u>