

SEND TAX NOTICE TO:

(Name) Ken Mitchell Builders, Inc.
P.O. Box 74
 (Address) Dothan, AL 35424

1964

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

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 EIGHT HUNDRED THOUSAND AND NO/100 (\$800,000.00) DOLLARS
 of which \$21,000.00 has been paid in cash and balance secured by mortgages

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
 or we, Robert E. Lee, Mary Nell Littlefield, and Louella L. Honeycutt,
 individually and as Trustees of the Last Will and Testament of Tom Lee,
 deceased

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

Ken Mitchell Builders, Inc.

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

BOOK 687 PAGE 935

A parcel of land situated in a portion of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the SE corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 12, the point of beginning of the herein described tract; run Northerly along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ 1,305.51 feet to a 1-inch crimp iron, the NE corner; thence Westerly along the South line of Little Oak Ridge Estates first and second sector on the North deflecting 89 deg. 31' left 820.20 feet to a 1-inch crimp iron, the SW corner of Lot 15 and on South right of way line of Ridge Drive; thence Westerly along said right of way line along an arc of a curve to the right having a central angle of 57 deg. 58', a radius of 165.31 feet, deflecting 45 deg. 32' left to the tangent, for a curve distance of 167.25 feet to a $\frac{1}{2}$ -inch iron, the point of tangent; thence continue Westerly 64.86 feet to a $\frac{1}{2}$ -inch iron, the point of curve to the left, having a central angle of 28 deg. 48', a radius of 279.13 feet for a curve distance of 140.31 feet to a $\frac{1}{2}$ -inch iron, the point of tangent; thence continue Westerly 11.61 feet to a $\frac{1}{2}$ -inch iron, the point of curve to the left; having a central angle of 27 deg. 54', a radius of 131.03 feet, for a curve distance of 63.80 feet to a $\frac{1}{2}$ -inch iron, the point of tangent; thence Southwesterly along said right of way line 288.75 feet to a $\frac{1}{2}$ -inch iron, the point of curve to the right; having a central angle of 53 deg. 3', a radius of 410.72 feet, for a curve distance of 380.28 feet to a $\frac{1}{2}$ -inch iron, the point of tangent; thence Northwesterly along said right of way line 565.87 feet to a $\frac{1}{2}$ -inch iron re-bar on the East right of way line of U.S. Highway 31; thence Southwesterly along said right of way line deflecting 73 deg. 5' left 1,142.03 feet to a $\frac{1}{2}$ -inch iron re-bar the NW corner of Honeycutt property on the South; thence Easterly along the line of Honeycutt property on the South, deflecting 115 deg. 45' left 265.43 feet to a $\frac{1}{2}$ -inch iron pipe, the SW corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 12; thence continue Easterly along the South line of said $\frac{1}{4}$ $\frac{1}{4}$, deflecting 0 deg. 2' left 1,301.74 feet to a 2-inch iron pipe, the SW corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 12; thence continue Easterly along the South line of said $\frac{1}{4}$ $\frac{1}{4}$, deflecting 0 deg. 55' left 1,296.22 feet to a 1-inch re-bar, the point of beginning, containing 69.1 acres, according to survey of Narve Butler, Registered Land Surveyor, dated June 10, 1986.

LESS AND EXCEPT MINERALS RIGHTS NOT OWNED BY GRANTORS, and subject to easements, rights of way, and restrictions of record, and subject also to Purchase Money Mortgage in the amount of \$680,000.00.

The above described property constitutes no part of the homestead of any of the grantors or their spouses.

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 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.

F. N. B. C.

IN WITNESS WHEREOF, we have hereunto set OUR hands(s) and seal(s), this 27 day of August, 1986.

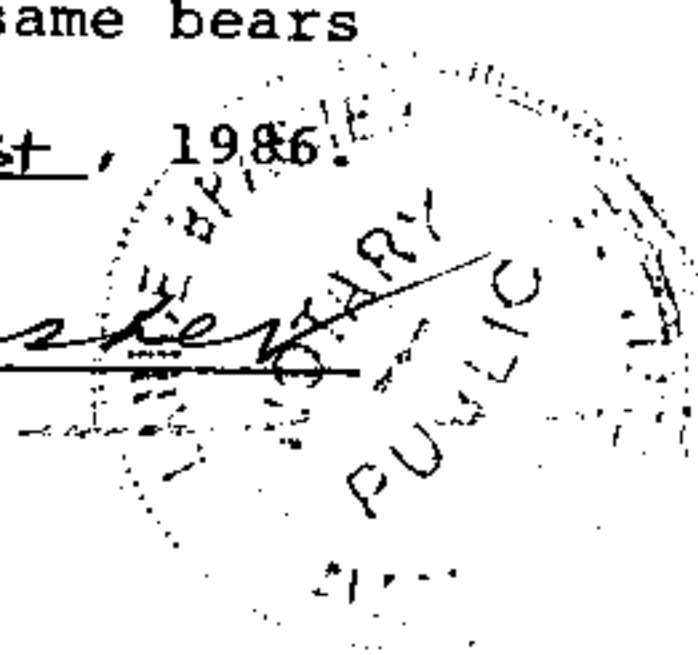
Robert E. Lee (Seal)
Robert E. Lee
Mary Nell Littlefield (Seal)
Mary Nell Littlefield
Louella L. Honeycutt (Seal)
Louella L. Honeycutt
Individually and as Trustees of the
Last Will and Testament of Tom Lee
deceased

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT E. LEE, MARY NELL LITTLEFIELD and LOUELLA L. HONEYCUTT, whose names, individually, and as Trustees of the Last Will and Testament of Tom Lee, deceased, 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, individually, and as Trustees of the Last Will and Testament of Tom Lee, deceased, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 27 day of August, 1986.

Lamie Brashears
Notary Public



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

1986 AUG 27 PM 12:28

Thomas H. Brashears, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 21.00
2. Mtg. Tax	—
3. Recording Fee	\$ 5.00
4. Indexing Fee	2.00
TOTAL	28.00