

This instrument was prepared by Frank Harris on behalf of the trust account administered by AMSOUTH BANK, National Association, P. O. Box 11426, Birmingham, Alabama 35202

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That, for and in consideration of the sum of Twenty Seven Thousand and NO/100 (\$27,000.00) Dollars cash in hand paid to Nathaniel H. Broughton, a married man; Bradford B. Broughton, a married man and Nina B. Gaines, a married woman (hereinafter called "Grantors") by AMSOUTH BANK, National Association (formerly The First National Bank of Birmingham) and Mary Anne Koenig as Co-Trustees under the Will of Frederick G. Koenig, deceased, receipt whereof is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said AMSOUTH BANK, National Association and Mary Anne Koenig as Co-Trustees under the Will of Frederick G. Koenig, deceased (hereinafter called "Grantees"), the following described real estate lying and being situated in Shelby County, Alabama to-wit:

AN UNDIVIDED (20%) INTEREST IN:

NE 1/4 of NE 1/4, Section 23, Township 21 South, Range 1 West, except that part that lies SW of Columbiana-Chelsea Highway right of way, also excepting Highway right of way. Also S 1/2 of NE 1/4 of NW 1/4 of Section 23, Township 21 South, Range 1 West.

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All that part of the SE 1/4 of SW 1/4, Section 23, Township 21 South, Range 1 West that lies North of Southern Railroad right of way and Southwest of Depot Street (Joiner Town Road), except 6 lots that lie in the Southeast intersection of Depot Street and Southern Railroad right of way. Also a small portion of the SE 1/4 of SW 1/4, Section 23, Township 21 South, Range 1 West that lies Southeast and West of Southern Railroad right of way and West of lot as described in Deed Book 12 on Page 496 in Probate Office in Shelby County, Alabama.

The NE 1/4 of NW 1/4, Section 26, Township 21 South, Range 1 West, lying North of the Saginaw Short Cut Highway right of way, except the West 210 feet of South 472 feet, also excepting South 210 feet of; also excepting right of way of Columbiana By Pass Highway, also excepting Southern Railroad right of way, also excepting lot as described in Deed Book 12 on Page 496.

All that part of the NW 1/4 of NE 1/4 of Section 26, Township 21 South, Range 1 West that lies Southwest of Depot Street and West of a ditch running in a Northerly direction across said forty acres and North of Saginaw Short Cut Highway right of way, except South 210 feet and excepting lot as described in Deed Book 83 on Page 223 (belonging to Columbiana Housing Authority) and also excepting right of way of Columbiana-By-Pass Highway.

Am South Bank
P.O. Box - 11007
Bhm. Al. 35288

Also less the following lot sold to Howard Holcombe in 1969. Part of the NW 1/4 of NE 1/4 and NE 1/4 of NW 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of the NW 1/4 of NE 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, run thence Southerly along the West boundary of said quarter-quarter section for a distance of 785.06 feet to a point on the Southeast boundary of right of way of Highway No. 25 (Columbiana-By-Pass), said point being the point of beginning of the property here described; thence turn an angle of 25°55' to the right and along said boundary of said right of way for a distance of 38.35 feet; thence turn an angle of 114°49' to the left for a distance of 358.03 feet; thence turn an angle of 53°02' to the left for a distance of 72.32 feet; thence turn an angle of 50°20' to the left for a distance of 227.81 feet to the Southeast corner of the Columbiana Housing Authority lot; thence turn an angle of 39°40' to the left and along the Southwest boundary of said lot for a distance of 204.0 feet to a point on the Southeast boundary of right of way of said Highway No. 25 (Columbiana-By-Pass; thence turn an angle of 102°09' to the left and along said boundary of said right of way for a distance of 404.65 feet to the point of beginning.

It is the intention of the Grantor to convey all my interest in real estate in Section 26, T 21 South, Range 1 West, Shelby County, Alabama, whether herein correctly described or not.

The above described property is not any part of the homestead of the Grantors.

Mineral Rights Only

Part of the NE 1/4 of NE 1/4, Section 23, T18S, Range 2E, Shelby County containing 40 acres.

Mineral Rights Only

West 1/2 of SW 1/4, Section 24, T18S, Range 2E, Shelby County containing 80 acres.

It is specifically understood and agreed that the Grantors have executed this conveyance subject to:

1. Rights of way to Shelby County as recorded in Deed Book 135, Page 73 and in Deed Book 205, Page 79 and by Lis Pendens 4, Page 201 in the Probate Office, Shelby County, Alabama.
2. Easements to Alabama Power Company as recorded in Deed Book 268, Page 705 and in Deed Book 268, Page 711, in the Probate Office of Shelby County, Alabama.
3. Transmission line permit to Alabama Power Company as recorded in Deed Book 268, Page 708 in the Probate Office of Shelby, County, Alabama.

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TO HAVE AND TO HOLD unto the said Grantees, its successors and assigns forever.

And we do, for ourselves and for 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, Nathaniel H. Broughton, Bradford B. Broughton and Nina B. Gaines, have hereunto set their hands and seals, on this 26 day of August, 1986.

Nathaniel H. Broughton
Nathaniel H. Broughton

Bradford B. Broughton
Bradford B. Broughton

Nina B. Gaines
Nina B. Gaines

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STATE OF TEXAS)

DALLAS COUNTY,)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nathaniel H. Broughton, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of August, 1986

Joe Jay
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-11-88

STATE OF)

COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bradford B. Broughton, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of September, 1986

Daisy M. Wagstaff
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-28-87
Daisy M. WAGSTAFF, Notary Public
in the State of New York
Qualified in St. Lawrence County
My Commission Expires Feb. 28, 1987
Lic. No. 4525089

STATE OF)
COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nina B. Gaines, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of September, 1986

Karen Crawford
NOTARY PUBLIC
MY COMMISSION EXPIRES 5-15-90



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 SEP 17 AM 8:31

Thomas G. Scarborough, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 27⁰⁰
2. Mtg. Tax
3. Recording Fee 10⁰⁰
4. Indexing Fee 1⁰⁰
TOTAL 38⁰⁰