

WARRANTY DEED

STATE OF ALABAMA)
KNOW ALL MEN BY THESE PRESENTS, THAT,
JEFFERSON COUNTY)

FOR AND IN CONSIDERATION OF the execution of a Purchase Money Mortgage and the assumption of two-thirds (2/3) of the mortgage to Jefferson Federal Savings and Loan Association, hereinafter described, to the undersigned grantor C. Beaty Hanna, in hand paid by O. G. Touchstone and Robert E. Newton, the receipt whereof is hereby acknowledged, the said C. Beaty Hanna, does hereby hereby grant, bargain, sell and convey a one-third (1/3) undivided interest unto the said O. G. Touchstone, and a one-third (1/3) undivided interest unto the said Robert E. Newton, with the grantor retaining a one-third undivided interest, in and to the following described real estate, situated in Shelby County, Alabama:

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PARCEL I: A part of the NW 1/4 of the NW 1/4 of Section 36, Township 18 South, Range 2 West, more particularly described as follows: Commence at the Southeast corner of said quarter-quarter section; thence in a Northerly direction along the Easterly line of said quarter-quarter section, a distance of 96.19 feet to the point of beginning; thence continue along last described court a distance of 425.0 feet; thence 142 deg. 17' left in a southwesterly direction a distance of 336.19 feet; thence 90 deg. left in a southeasterly direction a distance of 260.0 feet to the point of beginning.

PARCEL II: The West 1/2 of the NE 1/4 of the NW 1/4 of Section 36, Township 18 South, Range 2 West, except a fractional part of an acre located in the southwest corner of said one-half quarter, heretofore condemned by the State of Alabama, to widen the right of way of U. S. Highway Number 280 , also known as the Florida Short Route.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: A parcel of land situated in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NW 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of the NE 1/4 of the NW 1/4 of said Section 36, and run 129.37 feet Easterly along the South line thereof and the Southerly right-of-way line of U. S. Highway 280 to the point of beginning; thence turn 144 degrees 16 minutes 05 seconds to the left and run 303.96 feet Northwesterly along the Northeasterly right-of-way line of U. S. Highway 280 to a point; thence turn 90 degrees 02 minutes 43 seconds to the right and run 211.26 feet Northeasterly to a point; thence turn 90 degrees 01 minutes 01 seconds to the right and run 596.61 feet Southeasterly to a point on the South line of said NE 1/4 of the NW 1/4; thence turn 144 degrees 14 minutes 34 seconds to the right and run 360.68 feet Westerly along the South line of said NE 1/4 of the NW 1/4 to the point of beginning.

The grantees herein hereby assume two-thirds (2/3) of the outstanding balance of that certain mortgage from C. Beaty Hanna and wife, Gage Y. Hanna to Jefferson

Pritchard, M. C. Call

Federal Savings and Loan Association, dated January 28, 1974, and appearing in Mortgage Book 336, page 867, in the Probate Office of Shelby County, Alabama, the balance of said mortgage being in the amount of to-wit, \$27,318.78.

The above described premises are conveyed subject to that certain mortgage from C. Beaty Hanna and wife, Gage Yielding Hanna to Central Bank of Birmingham, dated 2nd day of March, 1981, and recorded in Mortgage Book 410, Page 485; which mortgage was modified by modification agreement dated the 9th day of March, 1984, and appears in Mortgage Book 453, Page 528; and also, by modification agreement dated the 24th day of February, 1986, which appears in Real Volume 067, page 474, all in the Probate Records of Shelby County, Alabama.

The above described property does not constitute the homestead of the grantor.

TO HAVE AND TO HOLD, to the said O. G. Touchstone and Robert E. Newton, their heirs, successors and assigns, forever.

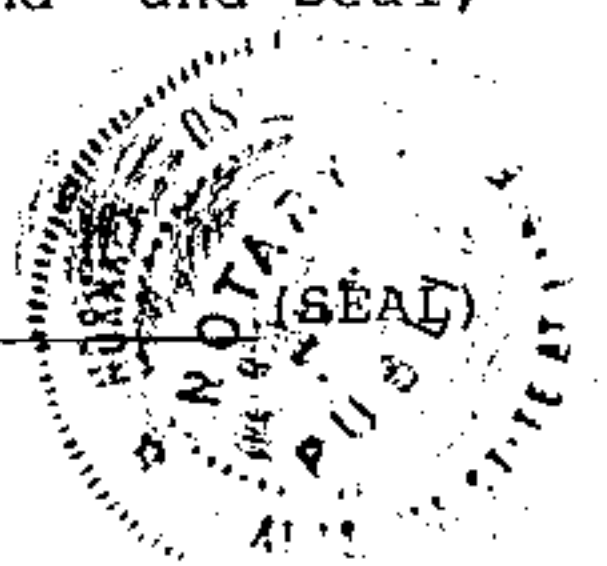
And I do, for myself and for my heirs, executors and administrators, covenant with the said O. G. Touchstone and Robert E. Newton, that I am lawfully seized in fee simple of said premises; that they are free from all liens and encumbrances, except current ad valorem taxes, and as noted above, that I have a good and present right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall forever warranty and defend the same to the said O. G. Touchstone and Robert E. Newton, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, on this the 1st day of November, 1986.

WITNESS:

Norma Mosley

C. Beaty Hanna
C. Beaty Hanna



STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that C. Beaty Hanna, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Give under my hand and official seal, on this the 1st day of November, 1986.

Norma M Mosley
NOTARY PUBLIC
I CERTIFY THIS INSTRUMENT WAS FILED

THIS INSTRUMENT PREPARED BY:

W. S. PRITCHARD, JR.
PRITCHARD, McCALL, JONES, SPENCER & O'KELLEY
901 Brown-Marx Tower
Birmingham, Alabama 35203

1986 DEC 17 PM 12:11

Thomas A. Spaulding, Jr.
JUDGE OF PROBATE

1. Deed Tax \$
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.00