

THIS INSTRUMENT PREPARED BY: 15  
NAME: James F. Burford, III  
Attorney at Law  
ADDRESS: Suite 200, 100 Vestavia Office Park  
Birmingham, AL 35216

Send Tax Notice To:

John R. Saunders

P.O. BOX 59200

B'ham: AL 35259

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fourteen Thousand and No/100 Dollars (\$114,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Robert Riley, a married man and Robert A. Enoch, a married man

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

John R. Saunders

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

Shelby

See Exhibit "A" attached hereto and incorporated by reference herein for legal description.

Subject to easements, restrictions, covenants, conditions and obligations, all of record.  
Subject to oil and gas lease appearing in Deed Book 347, Page 419 in the Office of the Judge of Probate of Shelby County, Alabama. All of grantors rights in said leases as they pertain to the property conveyed herein are hereby assigned to the grantees. Mineral and mining rights and all rights incident thereto are hereby quitclaimed to grantees but are not warranted. Subject to taxes due in 1987 and thereafter.

The property conveyed herein is not the homestead of the grantors.

A 25 foot slope construction easement being described as the Easterly most 25 feet of the property conveyed herein is hereby reserved together with a 10 foot utility easement being described on the easterly most 10 feet of the property conveyed herein which easements are for the benefit of the NE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4, both in Section 22, Township 18 South, Range 1 West.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And X (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that ~~they~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~my~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, 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 24th day of December, 1986.

(Seal)

(Seal)

(Seal)

Robert Riley (Seal)

Robert A. Enoch (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, James F. Burford, III, a Notary Public in and for said County, in said State, hereby certify that Robert Riley, a married man and Robert A. Enoch, a married man, 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 the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of December, A. D. 1986

EXHIBIT 'A' LWOCH + RILEY  
TO SAUNDERS  
LOT 5-B

STATE OF ALABAMA  
SHELBY COUNTY

A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 22, Township 18 South, Range 1 West, and being more particularly described as follows:

Commence at the Northeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 22, said point also being the POINT OF BEGINNING; thence South 02°07'08" East, 568.95 feet to a point; thence South 87°27'45" West, 545.00 feet to a point; thence South 14°36'16" West, 177.90 feet to a point; thence South 87°24'53" West, 299.48 feet to a point, said point being on the beginning of a curve to the left, said curve having a central angle of 11°59'58", a radius of 350.00 feet, an arc of 73.30 feet and a chord which bears South 81°24'53" West for 73.17 feet; thence continue along the arc of said curve for 73.30 feet to a point; thence South 75°24'53" West, 186.50 feet to a point, said point being on the beginning of a curve to the right, said curve having a central angle of 11°59'58", a radius of 450.00 feet, an arc of 94.24 feet and a chord which bears South 81°24'53" West for 94.07 feet; thence continue along the arc of said curve for 94.24 feet to a point; thence South 87°24'53" West, 140.92 feet to a point; thence North 01°59'30" West, 50.00 feet to a point; thence North 87°24'53" East, 140.40 feet to a point, said point being on the beginning of a curve to the left, said curve having a central angle of 11°59'58", a radius of 400.00 feet, an arc of 83.77 feet and a chord which bears North 81°24'53" East for 83.62 feet; thence continue along the arc of said curve for 83.77 feet to a point; thence North 75°24'53" East, 126.50 feet to a point, said point being at the beginning of a curve to the right, said curve having a central angle of 11°59'58", a radius of 400.00 feet, an arc of 83.77 feet, and a chord which bears North 81°24'53" East for 83.62 feet; thence continue along the arc of said curve for 83.77 feet to a point; thence North 87°24'53" East, 250.00 feet to a point; thence North 01°59'30" West, 689.00 feet to a point; thence North 87°25'45" East, 644.55 feet to the POINT OF BEGINNING.

Said parcel containing 414,108 square feet or 9.5 acres, more or less.

Property subject to easements of record.

Surveyor did not conduct a title search and accepts no responsibility for title of land described.

I, Ray Stafford, Jr., do hereby certify that this is a true and correct description of the property described hereon. I further certify that the mathematical closure meets or exceeds the minimum standards as set by the Alabama State Board of Registration for Professional Engineers and Land Surveyors.



*Ray Stafford, Jr.*  
Ray Stafford, Jr.  
Al. Reg. #15451  
Sain-South Engineering

Need tax - 114.00  
5.00  
1.00  
120.00

BOOK 108 PAGE 70

STATE OF ALABAMA  
SHELBY COUNTY  
1987 JAN -5 AM 8:37  
JUDGE OF PROBATE