

This instrument was prepared by

25

(Name) James R. Davis, Atty.

(Address) Suite 123, 2500 Acton Road

Birmingham, AL 35243

WARRANTY DEED



Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 326-8020

BIRMINGHAM ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty-Six Thousand and No/100ths-(\$336,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

SHERWOOD STAMPS, a married individual

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

GLENN IRELAND II

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

The East Half of the Northwest Quarter (E½ of NW¼) of Section Three (3) Township Twenty (20) Range One (1) West, minerals and mining rights excepted. The Northwest Quarter of the Northwest Quarter (NW¼ of NW¼), of Section Three (3), Township Twenty (20), Range One (1) West, except minerals and mining rights in the South Half of the Northwest Quarter of the Northwest Quarter (S½ of NW¼ of NW¼) of Section 3, Township 20, Range 1 West.

LESS AND EXCEPT the right-of-way conveyed to Shelby County, Alabama, by instrument recorded in Deed Book 135, at Page 430 in the Probate Office of Shelby County, Alabama. NONE OF SUBJECT PROPERTY IS HOMESTEAD OF GRANTOR. SUBJECT TO THE FOLLOWING:

(1) Taxes (ad Valorem) for the year 1987, a lien, but not due and payable until October 1, 1987. (Parcel ID: 58-09-8-34-0-001-062)

(2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

(3) Transmission Line Permit to Alabama Power Company recorded in Deed Book 102 Page 157 & Deed Book 107 Page 308 in said Probate Office.

TITLE TO MINERALS AND MINING RIGHTS OWNED BY GRANTOR, IF ANY, ARE HEREBY CONVEYED TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. TO GRANTEE.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th day of December, 1986

BOOK 108 PAGE 80

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

(SEAL)

Sherwood Stamps
Sherwood Stamps

(SEAL)

1987 JAN -5 AM 9:10

(SEAL)

Judge of Probate

(SEAL)

1. Deed Tax \$ 336.00

(SEAL)

2. Mtg. Tax

3. Recording Fee 2.50

(SEAL)

4. Indexing Fee 1.00

TOTAL

339.50

General Acknowledgment

STATE OF Alabama

Jefferson COUNTY

I, James R. Davis
in said State, hereby certify that

a Notary Public in and for said County.

whose name(s) 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, A.D. 1986

My Commission expires 11/2/89

Borned Davis Suite 123
2500 Acton Rd Birmingham AL 35243