

This instrument was prepared by

(Name) Stella E. Tipton
 3932-A Crosshaven Dr.
 (Address) Birmingham, Alabama 35243

Send Tax Notice To: _____

name

address

WARRANTY DEED-

STATE OF ALABAMA

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

\$500⁰⁰That in consideration of Ten dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
 or we, K & S Buildings, a General Partnership

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Donald N. Guthrie,
Samuel R. Flowers and D. Frank Davis, Jr.

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

Parcel I-A

Commence at the Southwest corner of said Section 24; thence easterly along the south line of said section a distance of 974.97 feet to the intersection of said South section line and the easterly right-of-way of U.S. Highway 31, thence 106 degrees 54 minutes 35 seconds left and along and with said easterly right-of-way a distance of 863.29 feet to an iron pin found; thence 00 degrees 24 minutes 33 seconds left and along and with said easterly right-of-way a distance of 10.62 feet to the point of beginning.

Thence 00 degrees 24 minutes 33 seconds right and along and with said easterly right-of-way a distance of 49.00 feet to the point of curvature of a curve to the right, said curve having a radius of 1,110.67 feet and a central angle of 2 degrees 38 minutes 24 seconds, thence along the arc of said curve and easterly right-of-way a distance of 51.18 feet; thence 104 degrees 36 minutes 36 seconds right from the tangent to the preceding curve and leaving the easterly right-of-way of U.S. Highway 31 a distance of 103.58 feet; thence 90 degrees 00 minutes 00 seconds right a distance of 96.00 feet; thence 90 degrees 00 minutes 00 seconds right a distance of 75.00 feet to the point of beginning;

Parcel II-A

Commence at the Southwest corner of said Section 24; thence easterly along the South line of said Section a distance 974.97 feet to the intersection of said South Section line and the easterly right-of-way of U.S. Highway 31, thence 106 degrees 54 minutes 35 seconds left and along and with said easterly right-of-way a distance of 863.29 feet to a iron pin found and the point of beginning;

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.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 31st
 day of December, 1986.

Stella E. Tipton (Seal)
Horace Summan (Seal)
General Partner K & S Bldgs. (Seal)
Donald N. Guthrie (Seal)
Samuel R. Flowers (Seal)
D. Frank Davis, Jr. (Seal)

General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, Stella E. Tipton, a Notary Public in and for said County, in said State, hereby certify that Donald N. Guthrie, Horace Summan, a General Partnership K & S Bldgs whose name 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 herein executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, A. D., 1986

Notary Public

thence 00 degrees 24 minutes 33 seconds left and long and with said easterly right-of-way a distance of 10.62 feet; thence 107 degrees 15 minutes 00 seconds right and leaving said easterly right-of-way a distance of 75.00 feet; thence 90 degrees 00 minutes 00 seconds right a distance of 00.12 feet; thence 90 degrees 00 minutes 00 seconds right a distance of 71.78 feet to the point of beginning;

PARCELS I-A AND II-A SUBJECT TO:

- 1. Title to all mineral and mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 43, Page 199, in the Probate Office of Shelby County, Alabama.
- 2. Right of Way to Shelby County as recorded in Volume 112, Page 163, and Volume 167, Page 44 in the Probate Office of Shelby County, Alabama.
- 3. Right of Way to Alabama Power Company as recorded in Volume 113, Page 386 and Volume 170, Page 228, in the Probate Office of Shelby County, Alabama.

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

1987 JAN -5 PM 4: 12

Thomas W. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Fee	<u>1.50</u>
2. Map Fee	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.50</u>

BOOK 108 PAGE 309

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

This Form Furnished by

RECORD FEE \$