

This instrument was prepared by

(Name) Jack E. Held

(Address) P. O. Box 55727, Birmingham, Alabama 35255

consideration paid was \$1,000.00.

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 (\$1.00) Dollar 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, Stewart G. Fuzzell, Jr., a married man

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

Charles H. Stephens

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

Four parcels of property located in Shelby County, Alabama, being more particularly described in Exhibits "A", "B", "C" and "D", attached hereto and made a part hereof.

Said property is being conveyed subject to all liens, claims and encumbrances of record.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

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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, have hereunto set my hands(s) and seal(s), this 20th day of February, 1987

(Seal)

Stewart G. Fuzzell, Jr.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned

, a Notary Public in and for said County, in said State, hereby certify that Stewart G. Fuzzell, Jr., a married man, 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 the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, A. D., 1987.

SIROTE, PERMUTT, McDERMOTT, SLEPIAN, FRIEND.

FRIEDMAN, HELD & APOLINSKY, P.C.

2222 ARLINGTON AVENUE SOUTH

POST OFFICE BOX 55727

BIRMINGHAM, ALABAMA 35255

Notary Public

CALERA PROPERTY
STONE PROPERTY

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Part of BLOCK 271, DUNSTAN'S MAP of Calera, Alabama described as follows:
Begin at a point 200 feet South of Northwest corner of Block 271 on East
right of way of Montgomery Avenue (Highway) and run South along West line
of Block 271, 60 feet; thence East and parallel with North line of Block
271, 150 feet; thence North 60 feet; thence West (along South lines of
Lots 485, 486, and 487, Dare's Map of Calera), 150 feet to point of beginning.

Situated in Shelby County, Alabama.

EXHIBIT "A"

CALERA PROPERTY
SALTER PROPERTY

A parcel of land situated in Section 21, Township 22 South, Range 2 west, in the Town of Calera in Shelby County, Alabama, and being more particularly described as follows:

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From the point of intersection of the East right of way line of U. S. Highway 31 with the South right of way line of 18th Avenue, a Calera city street, run thence in a Southerly direction along said East right of way line of U. S. Highway 31 for a distance of 100.00 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue along said East right of way line of U. S. Highway 31 in the same Southerly direction for a distance of 100.06 feet; thence turn an angle to the left of 88 deg. 35 min. 20 sec. and run in an Easterly direction parallel to said 18th Avenue for a distance of 263.96 feet to an iron pin; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a Northerly direction for a distance of 92.00 feet; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a Westerly direction for a distance of 117.50 feet; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run in a Northerly direction for a distance of 108.00 feet to a point on the South right of way line of said 18th Avenue; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a Westerly direction along said right of way line for a distance of 76.50 feet; thence turn an angle to the left of 91 deg. 26 min. 40 sec. and run in a Southerly direction for a distance of 100.00 feet; thence turn an angle to the right of 91 deg. 26 min. 40 sec. and run in a Westerly direction for a distance of 75.00 feet to the point of beginning.

ALSO, the South Half of Block 271, according to Dunstan's Map of the Town of Calera, Alabama, EXCEPT a lot in the Northwest corner thereof fronting 110 feet on the Montgomery-Birmingham Highway and extending back in an Easterly direction 150 feet.

Situated in Shelby County, Alabama.

CALERA PROPERTY
LESS & EXCEPT SPARTAN FOODS PROPERTY

Description of a parcel of land situated in Section 21, Township 22 South, Range 2 West, in the Town of Calera in Shelby County, Alabama, and being more particularly described as follows:

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From the point of intersection of the East right of way line of U.S. Highway 31 with the South right of way line of 18th Avenue, a Calera city street, run thence in a Southerly direction along said East right of way line of U.S. Highway 31 for a distance of 100.00 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue along said East right of way line of U.S. Highway 31 in the same Southerly direction for a distance of 160.00 feet, thence turn an angle to the left of 88 degrees 33 minutes 20 seconds and run in an Easterly direction parallel to said 18th Avenue for a distance of 262.45 feet, thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Northerly direction for a distance of 151.91 feet, thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Westerly direction for a distance of 117.50 feet, thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a Northerly direction for a distance of 108.00 feet to a point on the South right of way line of said 18th Avenue, thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Westerly direction along said right of way line for a distance of 76.50 feet, thence turn an angle to the left of 91 degrees 26 minutes 40 seconds and run in a Southerly direction for a distance of 100.00 feet, thence turn an angle to the right of 91 degrees 26 minutes 40 seconds and run in a Westerly direction for a distance of 75.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

EXHIBIT "C"

HARPERSVILLE PROPERTY

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

1987 MAR 18 PM 2:03

Thomas P. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>1.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>12.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>14.50</u>

Commence at the Southwest corner of the Southwest one-fourth of the Southeast one-fourth of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence with a front sight along the South boundary of said quarter-quarter section turn an angle of 39 degrees 45 minutes to the left and proceed North 50 degrees 15 minutes East for a distance of 234.0 feet to a point on the North boundary of Kymulga Road; thence turn an angle of 38 degrees 45 minutes to the right and proceed North 88 degrees 00 minutes East along the Northerly boundary of said road for a distance of 215.0 feet to the point of beginning. From this beginning point proceed South 87 degrees 02 minutes East along the Northerly boundary of said road for a distance of 253.66 feet; thence proceed North 10 degrees 14 minutes East for a distance of 266.3 feet to a point on the South right-of-way line of U. S. 280 Highway; thence proceed North 69 degrees 48 minutes West along the South right-of-way line of said highway for a distance of 22.3 feet; thence proceed South 10 degrees 59 minutes West for a distance of 67 feet; thence proceed South 85 degrees 20 minutes West for a distance of 200 feet; thence proceed South 13 degrees 11 minutes East for a distance of 40.48 feet; thence proceed South 75 degrees 18 minutes West for a distance of 99.3 feet; thence proceed South 10 degrees 02 minutes East for a distance of 116.74 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southeast one-fourth of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama.

EXHIBIT "D"