

SEND TAX NOTICE TO:

(Name) Emmett W. Cloud  
6102 Valley Station Road  
(Address) Helena, Alabama 35080

2126

This instrument was prepared by

(Name) THERESA ANNE IKACIK

(Address) 6102 Valley Station Road, Helena, Alabama 35080

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY-FIVE THOUSAND DOLLARS AND NO/100'S

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Gloria Cardwell Standard, individual, Gloria Cardwell Standard and Thomas B. Standard as Executors under the will of Russell L. Cardwell and trustees of the Russell L. Cardwell Trust Agreement

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

EMMETT W. CLOUD

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

A parcel of land in the survey of Merry Fox Farms recorded in Map Book 11, Page 12, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described in Exhibit "B" attached hereto and made a part of this conveyance.

Minerals and mining rights excepted.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 117, Page 127, in the Probate Office.

Right of way as set out in instrument recorded in Deed Book 17, Page 537, in the Probate Office.

Less and except any part of subject property lying within a public road right of way.

Less and except the West 30 feet of said property which is reserved as a non-exclusive easement for ingress, egress, and utilities.

Emmett Cloud Realty to approve plans, specifications, grades, architectural design, and placement of the residence to be constructed prior to beginning construction; minimum square foot living area is 2400 square feet on one level; 1600 square feet on the first floor of a 1½ story dwelling with the remaining 800 square feet in the ½ story; 1400 square feet on each floor of a two story dwelling with a 400 square foot wing attached to the ground floor.

No more than one (1) horse per every two (2) acres in any one estate will be allowed.

No more than two (2) cows per estate will be allowed.

No dog kennels.

No sheep, goats, or pigs will be allowed.

Future use of the property must comply with Shelby County specifications and regulations.

Seller is not and will not be liable for any damages incurred due to future sink holes occurring

Subject property does not constitute the homestead of Gloria Cardwell Standard, individual, or her spouse.

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

And ~~XXX~~ (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~XXX~~ (we) have a good right to sell and convey the same as aforesaid; that ~~XXX~~ (we) will and ~~XXX~~ (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 19th day of August, 1987.

James L. George (Seal)  
Linda Bell (Seal)  
James D. Bell (Seal)

Gloria Cardwell Standard (Seal)  
Gloria Cardwell Standard, individual  
Gloria Cardwell Standard (Seal)  
Gloria Cardwell Standard, Executor and Trust  
Thomas B. Standard (Seal)  
Thomas B. Standard, Executor and Trustee

STATE OF Georgia  
Bibb COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Gloria Cardwell Standard, individual 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 SHE executed the same voluntarily

STATE OF Georgia )  
COUNTY OF Bibb )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GLORIA CARDWELL STANDARD AND THOMAS B. STANDARD, whose names as EXECUTORS 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 this conveyance, they, in their capacity as such EXECUTORS, executed the same voluntarily on the day the same bears date.

Given under my hand this the 19<sup>th</sup> day of August, 1987.

Jay A. Dell  
Notary Public  
NOTARY PUBLIC FOR THE STATE OF GEORGIA, COMMISSION EXPIRES 12/31/90

STATE OF Georgia )  
COUNTY OF Bibb )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GLORIA CARDWELL STANDARD AND THOMAS B. STANDARD, whose names as TRUSTEES 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 this conveyance, they, in their capacity as such TRUSTEES, executed the same voluntarily on the day the same bears date.

Given under my hand this the 19<sup>th</sup> day of August, 1987.

Jay A. Dell  
Notary Public  
NOTARY PUBLIC FOR THE STATE OF GEORGIA, COMMISSION EXPIRES 12/31/90

EXHIBIT "B"

State Of Alabama  
Shelby County

Cloud-4.MFF

A parcel of land in Sections 20 and 21, Township 21 South, Range 2 West, Shelby County, Alabama; described as follows:  
Begin at the Southeast corner of the N.E.1/4 of the N.E.1/4 of said Section 20,

Thence run North along the West 1/4 - 1/4 line 221.65 feet,

Thence turn left 85 deg. 14 min. 41 sec. and run West 800.78 feet to the centerline of said unpaved road,

Thence turn right 83 deg. 01 min. 15 sec. and run North along said road 231.94 feet,

Thence turn right 07 deg. 40 min. 35 sec. and run North along said road 256.13 feet,

Thence turn right 00 deg. 18 min. 53 sec. and run North along said road 163.98 feet,

Thence turn right 88 deg. 29 min. 08 sec. and run East 2077.90 feet,

Thence turn right 73 deg. 55 min. 00 sec. and run southeast 907.12 feet to a point on the South line of the N.E.1/4 of the N.W.1/4 of Section 21 (said point being 175.92 feet East of the 1/4 - 1/4 corner,

Thence turn right 105 deg. 49 min. 20 sec. and run West 1515.57 feet to the point of beginning.

Containing 40.51 acres. Less and except the Westerly 30 feet of the above described property which is reserved as a non-exclusive easement for ingress, egress and utilities. Net 40.0 acres.

BOOK 153 PAGE 07

*Amos Cory*  
Amos Cory, R.L.S. #10550

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

1937 SEP 28 PM 3 33

*Thomas A. Snowling*  
JUDGE OF PROBATE

1. Deed Tax \$ 75.00  
2. Mtg. Tax         
3. Recording Fee 7.50  
4. Indexing Fee 1.00  
TOTAL 83.50