

This instrument was prepared by

(Name) Wheeler Wilson, Attorney at Law
3940 Montclair Road, Suite 200
Birmingham, Alabama 35213

WARRANTY DEED

189

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the exchange and transfer of comparably valued (\$50,000.00) real property conveyed contemporaneously herewith to the undersigned grantors by the grantee herein, the receipt whereof is acknowledged, we THOMAS P. McCARROLL and wife, PEGGY C. McCARROLL (herein referred to as grantors), grant, bargain, sell and convey unto H & S Realty Corporation (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SW 1/4 of the SW 1/4 of Section 24, Township 20, Range 3 West, more particularly described as follows: For point of beginning begin at the Northwest corner of the lot conveyed to Charlie Hill and wife, Fannie Hill by deed dated May 6, 1944 and recorded in Deed Book 116, page 458, in the Probate Office of Shelby County, Alabama; run thence in an Easterly direction along the Northern boundary of said lot as conveyed to Charlie Hill and wife, Fannie Hill by deed dated May 6, 1944 and recorded in Deed Book 116, page 458, in said Probate Records a distance of 65 feet, more or less, to a point on the Western right of way line of U. S. Highway No. 31; thence turn to the right and run Southerly along the Western boundary of said highway right of way a distance of 156 feet to a point; thence turn to the right and run Westerly parallel with the Northern boundary of the lot conveyed to Charlie Hill and wife, Fannie Hill as described above, a distance of 83 feet, more or less, to a point on the Eastern boundary of the Old Montgomery-Pike Highway; thence turn to the right and run Northerly along the Eastern boundary of Old Montgomery-Pike Highway a distance of 156 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

Said property being more particularly described as follows:

PARCEL 1: A tract of land situated in the SW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West: Commence at the NW corner of said 1/4-1/4 Section; thence Easterly along said 1/4-1/4 line 413.97 feet to the East right of way of the Old Birmingham-Montgomery Pike; thence right 81 deg. 51' and run 332.14 feet to the point of beginning; thence continue along last described course 161.73 feet; thence left 99 deg. 27' and run 61.71 feet to the West right of way of U. S. Hwy. 31; thence left 89 deg. 04' 30" and run 147.69 feet; thence left 73 deg. 19' 30" and run 39.18 feet to the point of beginning. According to survey of Robert C. Farmer, Reg. No. 14720, dated January 31, 1987, and revised July 2, 1987.

SUBJECT TO:

1. Taxes for 1987, a lien but not due and payable until October 1, 1987.
2. Transmission line permit to Alabama Power Company as recorded in Deed Book, 102, page 315, in the Probate Office of Shelby County, Alabama.
3. Right of way for 4-lane Birmingham-Montgomery Highway as shown in Petition for Condemnation as recorded in Final Record 16, page 65 in the Probate Office of Shelby County, Alabama.
4. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
5. Encroachment upon property adjoining on the North by the fence appurtenant to the herein conveyed premises, as shown on survey of Robert C. Farmer, Reg. No. 14720, dated January 31, 1987, revised July 2, 1987.
6. Encroachment upon right of way of U. S. Highway 31 by the fence and the concrete drive on the East side of caption lands as shown on survey of Robert C. Farmer, Reg. No. 14720, dated January 31, 1987, revised July 2, 1987.
7. Portable building over the West line of caption lands as shown on survey of Robert C. Farmer, Reg. No. 14720, dated January 31, 1987, revised July 2, 1987.

H & S Realty Corp.
P.C. 10/31/87

TO HAVE AND TO HOLD to the said grantee its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this
1987 3rd day of September.

Paula J. Middleton (Seal)

Paula J. Middleton (Seal)

____ (Seal)

Thomas P. McCarroll (Seal)
THOMAS P. McCARROLL

Peggy C. McCarroll (Seal)
PEGGY C. McCARROLL

____ (Seal)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, J. Wheeler Wilson, II, a Notary Public in and for said County, in said State, hereby certify that THOMAS P. McCARROLL and wife, PEGGY C. McCARROLL 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of September A. D.,
1987.

J. Wheeler Wilson, II
NOTARY PUBLIC

Deed Tax 50.00
Recording Fee 5.00
Notary Fee 1.00
TOTAL 56.00

BOOK 153 PAGE 834

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

1987 OCT -5 AM 8:38

Thomas A. [unclear]
JUDGE OF PROBATE