

1970
SEND TAX NOTICE TO: Charles LeCroy
2131-A Lynngate Drive
Birmingham, Alabama 35216

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 THIRTY-THREE THOUSAND, TWO-HUNDRED, AND FIFTY 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, and Gloria Cardwell Standard and Thomas B. Standard as Executors under the will of Russell L. Cardwell and the Trustees of the Russell L. Cardwell Trust Agreement

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

CHARLES L. LeCROY

(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 that part of the above described property which lies 30 feet on each side of an unpaved road.

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

Emmett Cloud Realty to approve plans, specifications, architectural design, grades, and placement of the residence to be constructed on this estate 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 level 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 Estates 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.

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

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

Judy A. 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 Trustee

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 on the day the same bears date.

Given under my hand and official seal this 19th day of August, A. D., 1987.

Emmett Cloud Realty

Judy A. Bell
Notary Public.

STATE OF Georgia)
COUNTY OF Bell)

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 19th day of August, 1987.

James A. Bell
Notary Public
MY COMMISSION EXPIRES SEPTEMBER 19, 1989

STATE OF Georgia)
COUNTY OF Bell)

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 19th day of August, 1987.

James A. Bell
Notary Public
MY COMMISSION EXPIRES SEPTEMBER 19, 1989

EXHIBIT "B"

State Of Alabama
Shelby County

Cloud5.MFF

A parcel of land in the S.E.1/4 of the S.E.1/4 of Section 17,
and in the N.E.1/4 of the N.E.1/4 of Sections 20,
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 East 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 01 deg. 43 min. 41 sec. and run North along
said road 137.51 feet,

Thence turn right 04 deg. 48 min. 53 sec. and run Northeast
along said road 407.53 feet,

Thence turn left 97 deg. 42 min. 04 sec. and run West 641.79
feet to a point on the west line of the S.E.1/4 of the S.E.1/4
of said Section 17,

Thence turn left 85 deg. 30 min. 43 sec. and run south 70.70
feet to the Northwest corner of the N.E.1/4 of the N.E.1/4 of
Section 20,

Thence turn right 01 deg. 40 min. 50 sec. and run south 1342.19
feet to the Southwest 1/4 - 1/4 corner.

Thence turn left 87 deg. 02 min. 45 sec. and run East 1348.07
feet to the point of beginning.

Containing 22.16 acres. Less and except that part of the above
described property which lies 30 feet on each side of an unpaved
road, said 60 foot being reserved as a non-exclusive easement
for ingress, egress and utilities. Net 20.0 acres.

BOOK 157 PAGE 180

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

1997 OCT 28 PM 2:25

Thomas A. Andrews, Jr.
JUDGE OF PROBATE

1. Docd Tax \$ 33.50
2. Mtg. Tax _____
3. Recording Fee 7.50
4. Indexing Fee 1.00
TOTAL : 42.00