

THIS INSTRUMENT PREPARED

1288

NAME Robert H. Adams; Najjar, Denaburg, Meyerson, Zarzaur, Max, Wright & Schwartz, P.C.

ADDRESS 2125 Morris Avenue, Birmingham, Alabama 35203

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Two Hundred Thousand (\$200,000.00)

DOLLARS

to the undersigned grantor Lucy M. Morrow, an unmarried woman, who is one and the same as Lucy C. Morrow and Lucy Moore Morrow

in hand paid by Ann J. Shaw and John E. Guess, as co-executors of the Estate of Henry P. Johnston

the receipt whereof is acknowledged

the said Lucy M. Morrow, an unmarried woman

do grant, bargain, sell and convey unto the said Ann J. Shaw and John E. Guess, as co-executors of the Estate of Henry P. Johnston

the following described real estate, situated in

Shelby

County, Alabama,

to-wit:

SEE EXHIBIT A, ATTACHED

SUBJECT TO:

1. Ad Valorem taxes for the year 1988.
2. Right of Way granted to Alabama Power Company by instruments recorded in Deed Volume 113, Page 69 and Deed Volume 167, Page 401.
3. Easement to the Town of Wilsonville, Alabama in Deed Book 302, Page 334.
4. Restrictions appearing of record in Deed Book 292, Page 541.
5. Any and all other easements, restrictions and encumbrances of record.
6. Coal, oil, gas and other mineral interests, in to or under the land described on Exhibit A, not owned by the Grantor.

BOOK 172 PAGE 79

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

And I ~~XXX~~ do, for myself ~~XXXXXX~~ and for my ~~XXXX~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~XXXXXX~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that I (~~XX~~) have a good right to sell and convey the same as aforesaid; that I ~~XXX~~ will and my ~~XXXX~~ 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, I have hereunto set my hand and seal, this 15th day of February, 1988.

WITNESS:

Lucy M. Morrow

State of ALABAMA

COUNTY

General Acknowledgement

I,

hereby certify that Lucy M. Morrow, an unmarried woman

whose name is signed to the foregoing conveyance, and who is

me on this day, that, being informed of the contents of the conveyance she

on the day the same bears date.

, a Notary Public in and for said County, in said State,

know to me, acknowledged before executed the same voluntarily

Given under my hand and official seal this 15th day of February A. D., 1988

Tico Title

Jo Ann Pittman

Notary Public

EXHIBIT A

Commence at the Northwest corner of the Southeast Quarter of Southeast Quarter, Section 2, Township 21 South, Range 1 East, and run thence Easterly along the North boundary of said Quarter-Quarter Section 660 feet to East boundary of West Half of Southeast Quarter of Southeast Quarter; thence south along said east boundary of West Half of Southeast Quarter of Southeast Quarter to a point which is 160 feet North of the intersection of the East boundary of said West Half of said Southeast Quarter of Southeast Quarter with Alabama Highway No. 25; thence turn an angle of 90 degrees to the right and run thence 100 feet to point of beginning of the lot herein described and conveyed, which said point constitutes the Northeast corner of the Flora Mae Reach lot; thence continue West in the same direction along the North boundary of said Reach lot 100 feet to a point; thence turn an angle of 90 degrees to the right and run thence Northerly and parallel with the East boundary of said West half of Southeast Quarter of Southeast Quarter to the North boundary of said Southeast Quarter of Southeast Quarter; thence Easterly along the North boundary of said Southeast Quarter of Southeast Quarter, 100 feet; thence turn an angle of 90 degrees to the right and run thence Southerly to the point of beginning.

BOOK 172 PAGE 80
ALSO: A part of the West Half of Southwest Quarter of Section 1, Township 21, Range 1 East, described as follows: Commencing at the Southwest corner of Northwest Quarter of Southwest Quarter of said Section and run in a Northerly direction along West boundary of said forty 420 feet; thence East 105 feet; thence run South to the North boundary of the right-of-way of State Highway No. 25; thence run in a Southwesterly direction along said highway to West boundary of said forty, (the Southwest Quarter of Southwest Quarter of said Section 1); run thence North along West boundary of said forty to the point of beginning. EXCEPT easement for water line conveyed to Town of Wilsonville, Alabama as shown by Deed Book 203, page 334. ALSO, the Northeast Quarter of Southeast Quarter of Section 2, Township 21, Range 1 East, EXCEPT the following lot: Commence on the South line of said Northeast Quarter of Southeast Quarter, 564 feet East of the Southwest corner of said forty; run thence North 96 feet to a road; thence run in an Easterly direction along said road 379.5 feet; thence run South 96 feet to South line of Northeast Quarter of Southeast Quarter; run thence in a Westerly direction along said South boundary 379.5 feet to the point of beginning.

ALSO all of the East 376.5 feet of the Southeast Quarter of Southeast Quarter of Section 2, Township 21 South, Range 1 East, lying North of Highway No. 25, right-of-way.

ALSO: A part of the Southeast Quarter of Southeast Quarter and part of the Southwest Quarter of Southeast Quarter, Section 2, Township 21 South, Range 1 East described as follows: Beginning at the Northwest corner of Southeast Quarter of Southeast Quarter, Section 2, Township 21, Range 1 East; thence run North 90 degrees 00 minutes East along North boundary of said Quarter-Quarter Section a distance of 460.00 feet to a point, being the Northwest corner of Onzell Reach property; thence turn an angle of 90 degrees 00 minutes to the right and run South 0 degrees 00 minutes along West boundary of said Onzell Reach property a distance of 259.35 feet to a point being the Southwest corner of said Onzell Reach property and the Northeast corner of Ingram property; thence turn an angle of 90 degrees

00 minutes to the right and run South 90 degrees 00 minutes West along the North boundary of said Ingram property a distance of 100 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run South 0 degrees 00 minutes along the West boundary of said Ingram property a distance of 57.88 feet to a point, being the Northeast corner of R. G. Weaver property; thence turn an angle of 77 degrees 15 minutes to the right and run South 77 degrees 15 minutes West along the Northwest boundary of said R. G. Weaver property a distance of 181.55 feet to a point; thence turn an angle of 60 degrees 44 minutes to the right and run North 42 degrees 01 minute West along the Northeast boundary of a dirt road a distance of 321.71 feet to a point; thence turn an angle of 10 degrees 17 minutes to the right and run North 31 degrees 44 minutes West along said road a distance of 92.85 feet to a point; thence turn an angle of 31 degrees 44 minutes to the right and run North 0 degrees 00 minutes a distance of 48.44 feet to point on North line of Southwest Quarter of Southeast Quarter of Section 2; thence turn an angle of 90 degrees 0 minutes to the right and run North 90 degrees 00 minutes East along the North boundary of the Southwest Quarter of Southeast Quarter of Section 2, a distance of 76.57 feet to the point of beginning.

BOOK 172 PAGE 81
All that part of the Northwest Quarter of Northeast Quarter; that part of Southwest Quarter of Northeast Quarter; and that part of West 10 acres of Southeast Quarter of Northeast Quarter, all in Section 2, Township 21 South, Range 1 East; EXCEPT that portion sold to Buddy Ray Simpson and wife, Margaret L. Simpson by deed dated October 14, 1966 and recorded in the Probate Office of Shelby County, Alabama in Deed Book 245, page 296, which said excepted portion is described as follows: Commence at the Northwest corner of Northeast Quarter of Section 2, Township 21 South, Range 1 East; thence run East along North line of Section 2 a distance of 1228.00 feet; thence turn an angle of 89 degrees 34 minutes to the right and run a distance of 36.33 feet to the South right-of-way line of a county highway and the point of beginning; thence continue in the same direction a distance of 1353.60 feet; thence turn an angle of 89 degrees 34 minutes to the left and run a distance of 422.00 feet; thence turn an angle of 90 degrees 26 minutes to the left and run a distance of 1351.02 feet to the South right-of-way line of a county highway; thence turn an angle of 89 degrees 11 minutes to the left and along said right-of-way line a distance of 422.00 feet to the point of beginning. Situated in the Northeast Quarter of Section 2, Township 21 South, Range 1 East, Shelby County, Alabama.

EXCEPT COUNTY HIGHWAY RIGHT-OF-WAY.

LESS AND EXCEPT:

From the Northeast corner of the Northeast 1/4 of the Southeast 1/4, Section 2, Township 21-South, Range 1-East, ~~Shelby County~~ ^{Shelby County}, Alabama, run South along a fence marking the east section line a distance of 830.4 feet to a creosote fence post marking the beginning point of subject lot; from said point thus established, continue along said fence a distance of 50.5 feet to a fence corner post; thence run South 86° 46' East along a fence a distance of 105 feet; thence run South 00° 43' 27" East a distance of 669.8 feet to a point on the north right of way line of Alabama Highway No. 25; thence run along said highway right of way line South 77° 08' 40" West a distance of 229.26 feet; thence run North 781.6 feet to a fence corner post; thence run along a fence South 87° 44' East a distance of 110.3 feet, back to the beginning point, and containing 3.66 acres, more or less.

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

88 FEB 19 PH 2:37

Deed Tax 200.00
Rec 7.00
Jud 1.00
208.00