

Form furnished by: **Cahaba Title, Inc.**
TITLE NOT EXAMINED

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Turn Office
(205) 833-1571

This instrument was prepared by:
(Name) Watson & Johnson
(Address) P. O. Box 987
Alabaster, Alabama 35007

Send Tax Notice to:
(Name) Theresa Dianne Thompson
(Address) P. O. Box 356
Saginaw, Alabama 35137

1470

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
James Robert Ellard, a single man,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Theresa Dianne Thompson, one and the same person as Theresa Ellard,

(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. (See Exhibit "B" below)
Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 117, Page 127, in the Probate Office.

Mineral and mining rights excepted.
Right of way as set out in Deed Book 17, Page 537, in the Probate Office.
Less and except any part of subject property lying within the right of way.
Less and except the westerly 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 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 floor of a two store 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 sheep, goats or pigs will be allowed. No dog kennels.
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.

EXHIBIT "B": A parcel of land in Sections 16, 17, 20 and 21, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of the SE¼ of the SE¼ of said Section 17, thence run North along the West ¼-¼ line 70.70 feet, thence turn right 94 deg. 29 min. 17 sec. and run East 641.79 feet to the centerline of an unpaved road and the point of beginning, thence turn left 82 deg. 17 min. 56 sec. and run Northeast along said road 331.96 feet, thence turn right 81 deg. 56 min. 34 sec. and run East 2054.12 feet, thence turn right 85 deg. 58 min. 01 sec. and run South 70.54 feet, thence turn right 36 deg. 05 min. 21 sec. and run
(DESCRIPTION CONTINUED ON REVERSE SIDE)

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 12th
day of May, 19 88

James Robert Ellard (Seal)
(James Robert Ellard)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY County } TOTAL
General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County,
in said State, hereby certify that James Robert Ellard, a single man,

whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12th day of May, 19 88

1-4-89
My Commission Expires:

James E. Culver
Notary Public

Southwest 223.33 feet, thence turn left 34 deg. 10 min. 03 sec. and run South 136.70 feet to the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, thence turn left 02 deg. 49 min. 36 sec. and run South 474.99 feet, thence turn right 94 deg. 56 min. 18 sec. and run West 2097.90 feet to the centerline of said unpaved road, thence turn right 93 deg. 14 min. 33 sec. and run North along said centerline 137.51 feet, thence turn right 04 deg. 48 min. 53 sec. and run Northeast along said centerline 407.53 feet to the point of beginning. Containing 40.67 acres, less and except the Westerly 30 feet of said property which is reserved as a non-exclusive easement for ingress, egress and utilities.

LESS AND EXCEPT:

A parcel of land consisting of 20 acres located in Sections 16, 17, 20 and 21, Township 21 South, Range 2 West, Shelby County, Alabama; recorded in Map Book 11, Page 12, and being more particularly described in Exhibit "A" attached hereto and made a part of this conveyance. (See Exhibit "A" below)

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

Mineral and mining rights excepted.

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

Less and except any part of subject property lying within the right of way.

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

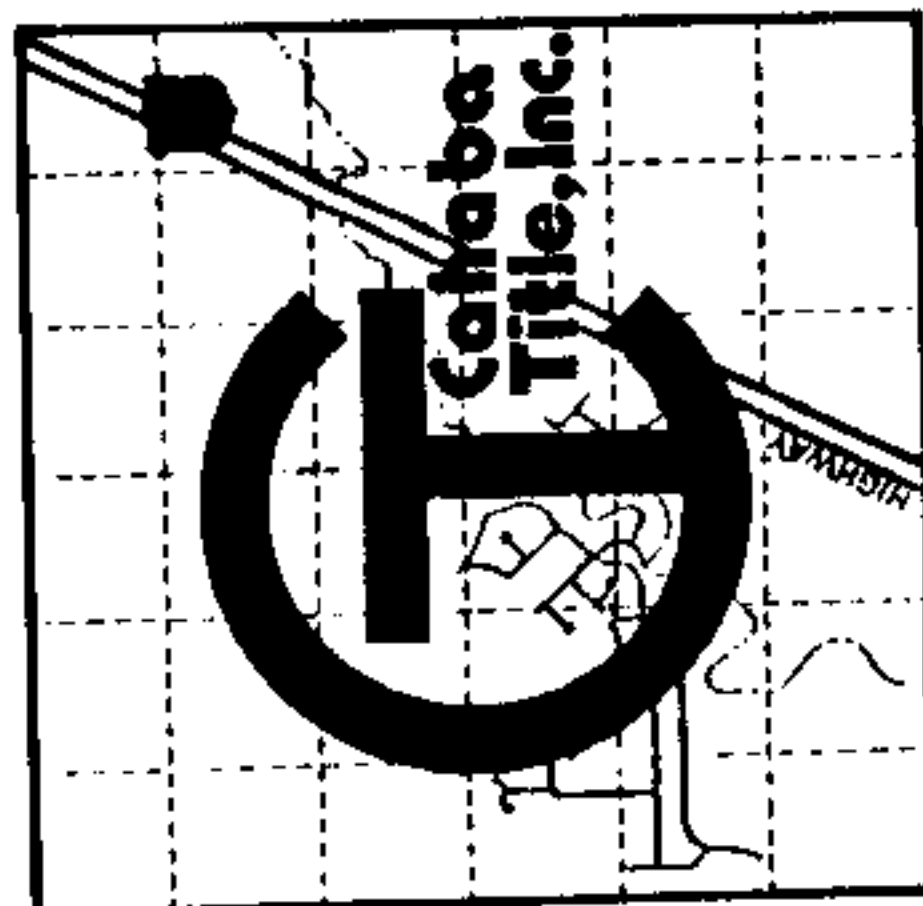
Emmett Cloud Realty to approve plans, specifications, grades, architectural design and placement of the residence to be constructed on this estate prior to beginning construction; minimum square foot living area is 2400 square feet on one level; 1600 square feet on the first floor of a 1 $\frac{1}{2}$ story dwelling with the remaining 800 square feet

Return to: Joel C. Watson
Attorney at Law
P. O. Box 987
Alabaster, Ala. 35007

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE

2068 Valleydale Road

Birmingham, Alabama 35244

Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227

Birmingham, Alabama 35235

(205) 833-1571

in the $\frac{1}{2}$ 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 sheep, goats or pigs will be allowed. No dog kennels.

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

EXHIBIT "A": The South $\frac{1}{2}$ of a parcel of land in Sections 16, 17, 20 and 21, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 17, thence run North along the West $\frac{1}{2}$ - $\frac{1}{2}$ line 70.70 feet, thence turn right 94 deg. 29 min. 17 sec. and run East 641.79 feet to the centerline of an unpaved road and the point of beginning, thence turn left 82 deg. 17 min. 56 sec. and run Northeast along said road 331.96 feet, thence turn right 81 deg. 56 min. 34 sec. and run East 2054.12 feet, thence turn right 85 deg. 58 min. 01 sec. and run South 70.54 feet, thence turn right 36 deg. 05 min. 21 sec. and run Southwest 223.33 feet, thence turn left 34 deg. 10 min. 03 sec. and run South 136.70 feet to the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, thence turn left 02 deg. 49 min. 36 sec. and run South 474.99 feet, thence turn right 94 deg. 56 min. 18 sec. and run West 2097.90 feet to the centerline of said unpaved road, thence turn right 93 deg. 14 min. 33 sec. and run North along said centerline 137.51 feet, thence turn right 04 deg. 48 min. 53 sec. and run Northeast along said centerline 407.53 feet to the point of beginning. Containing 20 acres, less and except the Westerly 30 feet of said property which is reserved as a non-exclusive easement for ingress, egress and utilities.

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

88 MAY 19 AM 11:17

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

1. Book Fee \$ 1.00
2. Map Fee \$
3. Recording Fee \$ 5.00
4. Indexing Fee \$ 1.00
TOTAL \$ 7.00