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This Instrument Prepared By:
James F. Burford, III, Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

3
Send Tax Notice To:

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twenty Five Thousand and No/100 Dollars (\$25,000.00) cash and real property conveyed by Grantee to Grantor valued at One Thousand and No/100 Dollars (\$1,000.00) for a total consideration of Twenty Six Thousand and No/100 Dollars (\$26,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Betty Jane Kappel, UN married (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Weatherly Enterprises, Inc. (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein for legal description.

SUBJECT TO: (1) Easements, restrictions and rights-of-way of record. (2) Taxes due in the year 1988 and thereafter. (3) Any portion of the property conveyed herein by Grantor to Grantee being a public road, ~~HOWEVER GRANTOR EXPRESSLY QUITCLAIMS TO GRANTEE ALL OF HEREIN (RIGHT TITLE AND INTEREST IN SUCH PUBLIC ROAD, ONLY TO THE EXTENT~~ HOWEVER GRANTOR EXPRESSLY QUITCLAIMS TO GRANTEE ALL OF HEREIN (RIGHT TITLE AND INTEREST IN SUCH PUBLIC ROAD, ONLY TO THE EXTENT

Mineral and mining rights are hereby quitclaimed to Grantee but not warranted. THAT THE SAME LIES WITHIN THE PROPERTY DESCRIBED ON EXHIBIT 'A' ATTACHED HERETO.

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RESERVATION OF EASEMENT BY GRANTOR: Grantor expressly reserves an easement for access to and the benefit of all of Grantor's property retained by Grantor which lies north of and south of the property conveyed herein. Such easement shall run with the land and be perpetual except that in the event and at such time as Grantee dedicates the property conveyed by Grantor to Grantee herein to the appropriate governmental authority for the property conveyed herein being a public roadway, and such dedication being accepted by such governmental authority, the easement retained herein shall expire.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13 day of June, 1988.

Betty Jane Kappel
Betty Jane Kappel

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty Jane Kappel, UN married, 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 13 day of JUNE, 1988.

[Signature]
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

EXHIBIT 'A' KAPPEL TO WEATHERLY

A parcel of land situated in the S.E. 1/4 of the N.E. 1/4 and in the S.W. 1/4 of the N.E. 1/4 of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the S.E. corner of said S.E. 1/4 of N.E. 1/4; thence N 87°07'00" W along the south line of said S.E. 1/4 of N.E. 1/4 for 386.64 feet to the POINT OF BEGINNING; thence continue N 87°07'00" W along said south line of S.E. 1/4 of N.E. 1/4 for 90.61 feet to a point; thence N 45°39'09" W for 29.60 feet to the beginning of a curve to the right, said curve having a central angle of 11°22'22", a radius of 330.00 feet, and a chord which bears N 39°57'58" W for 65.40 feet; thence proceed northwesterly along the arc of said curve for 65.50 feet to the end of said curve; thence N 34°16'47" W for 116.77 feet to the beginning of a curve to the left, said curve having a central angle of 32°58'01", a radius of 170.00 feet, and a chord which bears N 50°45'48" W for 96.47 feet; thence proceed northwesterly along the arc of said curve for 97.82 feet to a point on the centerline of an existing dirt road; thence on a non-tangent line proceed N 64°55'30" W along the centerline of said dirt road for 39.69 feet to a point; thence S 78°42'45" W along the centerline of said dirt road for 19.93 feet to a point on a curve to the left, said curve having a central angle of 21°25'40", a radius of 170.00 feet, and a chord which bears S 82°44'41" W for 63.21 feet; thence proceed southwesterly along the arc of said curve for 63.58 feet to the end of said curve; thence S 72°01'51" W for 396.78 feet to the beginning of a curve to the right, said curve having a central angle of 8°23'40", a radius of 480.00 feet, and a chord which bears S 76°13'41" W for 70.26 feet; thence proceed southwesterly along the arc of said curve for 70.33 feet to the end of said curve; thence S 80°25'31" W for 40.84 feet to a point on the centerline of an existing paved road; thence N 88°24'54" W along the centerline of said paved road for 22.88 feet to a point on the east line of said S.W. 1/4 of N.E. 1/4; thence S 1°02'23" W along said east line of S.W. 1/4 of N.E. 1/4 for 4.51 feet to a point; thence S 80°25'31" W for 192.66 feet to a point on the south line of said S.W. 1/4 of N.E. 1/4; thence N 87°07'00" W along said south line of S.W. 1/4 of N.E. 1/4 for 375.48 feet to a point on the southeasterly right of way line of the Seaboard Coastline Railroad; thence N 45°22'23" E along said right of way line for 67.81 feet to a point; thence S 87°07'00" E for 226.57 feet to the beginning of a curve to the left, said curve having a central angle of 12°27'29", a radius of 470.00 feet, and a chord which bears N 86°39'16" E for 101.99 feet; thence proceed northeasterly along the arc of said curve for 102.19 feet to the end of said curve; thence N 80°25'31" E for 245.29 feet to the beginning of a curve to the left, said curve having a central angle of 8°23'40", a radius of 420.00 feet, and a chord which bears N 76°13'41" E for 61.48 feet; thence proceed northeasterly along the arc of said curve for 61.53 feet to the end of said curve; thence N 72°01'51" E for 396.78 feet to the beginning of a curve to the right, said curve having a central angle of 73°41'22", a radius of 230.00 feet, and a chord which bears S 71°07'28" E for 275.84 feet; thence proceed southeasterly along the arc of said curve for 295.81 feet to the end of said curve; thence S 34°16'47" E for 116.77 feet to the beginning of a curve to the left, said curve having a central angle of 11°22'22", a radius of 270.00 feet, and a chord which bears S 39°57'58" E for 53.51 feet; thence proceed southeasterly along the arc of said curve for 53.59 feet to the end of said curve; thence S 45°39'09" E for 97.50 feet to the POINT OF BEGINNING.

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Containing 2.08 acres more or less.

EXHIBIT 'E' IS ATTACHED HERETO
AND INCORPORATED BY REFERENCE HEREIN.

Betty Jones Kappel

KAPPEL TO WHITTENLY

STATE OF ALABAMA
SHELBY COUNTY

EXHIBIT 'E'

LESS AND EXCEPT THE FOLLOWING:

A parcel of land situated in the S.W. 1/4 of the N.E. 1/4 of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the S.E. corner of said S.W. 1/4 of N.E. 1/4; thence N-87°07'00"-W along the south line of said S.W. 1/4 of N.E. 1/4 for 189.46 feet to the POINT OF BEGINNING; thence continue N-87°07'00"-W along said south line of S.W. 1/4 of N.E. 1/4 for 375.48 feet to a point on the southeasterly right of way margin of the Seaboard Coastline Railroad; thence S-88°38'21"-E for 47.75 feet to a point on the prescriptive right of way margin of an existing road; thence S-88°27'44"-E along said prescriptive right of way margin for 101.58 feet to a point; thence S-84°19'59"-E along said prescriptive right of way margin for 52.29 feet to a point; thence S-87°23'32"-E along said prescriptive right of way margin for 102.86 feet to a point; thence S-85°49'13"-E 71.13 feet to the POINT OF BEGINNING.

Containing 0.01 acres more or less.

GRANTOR HEREIN ALSO CONVEYS ALL OF HER RIGHT, TITLE AND INTEREST TO GRANTEE, WITHOUT WARRANTY, BUT BY QUITCLAIM ONLY, IN AND TO THE NE 1/4 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 2 WEST, EXPRESSLY EXCEPTING FROM THIS PORTION OF THIS CONVEYANCE ANY PORTION OF THE SAID NE 1/4 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 2 WEST WHICH IS BEING CONVEYED BY GRANTEE TO GRANTOR BY STATUTORY WARRANTY DEED BEARING EVEN DATE HERewith.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN 16 AM 8:48

JUDGE OF PROBATE

Billy Jane Kappel
SIGNED FOR IDENTIFICATION

1. Deed Tax \$25.00

2. Mtg. Tax

3. Recording Fee 7.50

4. Indexing Fee 1.00

TOTAL

33.50