

SEND TAX NOTICE TO: Thomas A. Haley
1046 Merry Fox Farms
Alabaster, Alabama 35007

This instrument was prepared by
(Name) THERESA ANNE TKACIK

(Address) 6102 Valley Station Road, Helena, Alabama 35080

Form 1-1-27 Rev. 1-48

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTEEN THOUSAND, FIVE HUNDRED 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,

CHARLES L. LeCROY, a single man

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

THOMAS A. HALEY

(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, as recorded in Map Book 11, Page 12, in the Office of the Judge of Probate of Shelby County, Alabama; described as follows: Begin at the Northwest corner of the NE 1/4 of the NE 1/4 of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama; thence run South along the West 1/4-1/4 line 443.76 feet; thence turn left 87 degrees 11 minutes 33 seconds and run Easterly 554.37 feet to the centerline of an unpaved public road; thence turn left 87 degrees 06 minutes 38 seconds and run Northerly along said centerline 110.00 feet; thence turn right 4 degrees 48 minutes 42 seconds and run Northeasterly along said centerline 407.53 feet; thence turn left 97 degrees 42 minutes 04 seconds and leaving said road run Westerly 641.79 feet; thence turn left 94 degrees 29 minutes 17 seconds and run South 70.70 feet to the point of beginning. Less and except the Easterly 30 feet of said property which is reserved as a non-exclusive easement for ingress, egress, and utilities.

Minerals and mining rights excepted.

Restrictions, covenants and conditions as set out in instrument recorded in Real 157, Page 178, in the Probate Office.

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

Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Real 157, Page 178, in the Probate Office of Shelby County, Alabama. Seller is not and will not be liable for any damages incurred due to future sink-holes occurring; this covenant to run with and become a part of the land.

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

Less and except any part of subject property lying within a public road right-of-way.

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

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

And I XXXX do for myself (and myself) and for my (and myself) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am (and myself) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (and myself) have a good right to sell and convey the same as aforesaid; that I XXXX will and my XXXX heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s), this 27th day of July, 1988.

NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUL 29 PM 12:33

JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment TOTAL 21.00

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that CHARLES L. LeCROY, 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 HE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of July, A. D., 1988.

937 Riverchase Dr. Theresa A. Tkacik
Hoover, AL 35226 Commission Expires September 9, 1989