

SEND TAX NOTICE TO:

(Name) James Jones  
(Address) P.O. Box 551  
Bessemer ALA, 35021

This instrument was prepared by

(Name) Walter Fletcher

(Address) 2121 Highland Avenue South, Birmingham, Alabama 35205

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty-five thousand and execution of a Purchase Money Mortgage in the amount of Two Hundred Sixty Thousand and No/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Simone J. Amato and wife, Leslie Amato

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

James Jones

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

As described on Exhibit "A" attached hereto.

Subject to: Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 130, Page 179, in Probate Office; Any mineral and mining rights not owned by grantor; Less and except that part of subject property lying within Shelby County Highway No. 266 (being a prescriptive road) as shown by survey of Amos Cory P.L.S. No. 10550, dated May 23, 1989; Rights of others to use Woods Road as shown by survey of Amos Cory P.L.S. No. 10550 dated May 23, 1989, as recorded in Deed Book 216, page 233; and Current ad valorem taxes.

BOOK 240 PAGE 179

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 the said GRANTEES, 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 noted 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 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 24th day of May, 1989.

(Seal)

Simone J. Amato

(Seal)

(Seal)

Leslie Amato

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Simone J. Amato and wife, Leslie Amato whose names 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May, A. D., 1989

Notary Public.

EXHIBIT "A"

A parcel of land in the Southwest 1/4 of Section 33, Township 20 South, Range 3 West, and in the Northwest 1/4 of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said Section 33; thence run East along the South section line 675.0 feet to the point of beginning; thence turn right 88 deg. 00 min. 00 sec. and run South 1341.12 feet along the East line of Tract 4 of Fox Valley Acres as recorded in Map Book 10 page 75, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn left 88 deg. 08 min. 00 sec. and run East 1775 feet, more or less, to the center of Beaver Dam Creek (reference iron on line at 1720.00 feet); thence run Northeast along the center line of said creek 200 feet, more or less, to a point on the East line of the NE 1/4 of the NW 1/4 of said Section 4 (reference iron 1168.2 feet south of the Northeast 1/4 1/4 corner); thence run North along said East 1/4 1/4 line 1193.0 feet to the Northeast corner of said 1/4 1/4 Section; thence turn left 88 deg. 34 min. 40 sec. and run West 848.72 feet along the South line of said Section 33; thence turn right 117 deg. 01 min. 53 sec. and run Northeast 778.32 feet to a point on the centerline of Shelby County Highway No. 266 and the center of Dry Creek; thence run Northeast along the center of Dry Creek 780 feet, more or less, to a point on the North line of the South 1/2 of the SW 1/4 of said Section 33; thence run West along said North line 1192.30 feet; thence turn left 81 deg. 14 min. 35 sec. and run South 212.12 feet; thence turn left 30 deg. 44 min. 59 sec. and run Southeast 70.48 feet; thence turn right 44 deg. 40 min. 57 sec. and run Southwest 103.88 feet to a point on the centerline of Shelby County Highway No. 266; thence run Westerly along said centerline the following bearings and distances; thence right 89 deg. 23 min. 04 sec. and run Northwest 43.48 feet; thence turn left 08 deg. 44 min. 01 sec. and run Northwest 52.70 feet; thence turn left 34 deg. 58 min. 15 sec. and run Southwest 44.51 feet; thence turn left 12 deg. 46 min. 51 sec. and run Southwest 44.59 feet; thence turn left 03 deg. 34 min. 37 sec. and run Southwest 85.23 feet; thence turn left 03 deg. 48 min. 16 sec. and run Southwest 120.60 feet; thence turn left 50 deg. 07 min. 30 sec. and run South 818.14 feet to a point on the South line of said Section 33; thence turn right 88 deg. 16 min. 27 sec. and run West along said Section line 190.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Together with the Right of Ingress and Egress to and from the public highway over and across the adjacent land of James Edward Joyner and Imogene Collum Joyner, such public highway being North of subject property as set out in Deed Book 216, page 238.

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

89 MAY 26 AM 10:00

*James C. Joyner, Jr.*  
JUDGE OF PROBATE

1. Dead Tax	\$ 55.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	2.00
TOTAL	62.00