



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

Purchase money mortgage of \$1,775,000 is being recorded simultaneously herewith, which mortgage debt exceeds the purchase price.

This instrument was prepared by

(Name) J. Knox Argo 252

(Address) P.O. Box 1550, Montgomery, AL 36102

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other good and valuable consideration

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

Ted B. Watts and W. Milton Strickland, married men,

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

Jack Whitson Kidd and M. Miller Gorrie

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A", which is incorporated into this Deed as if set out fully hereon.

This property is not the homestead of the grantors or their spouses.

This conveyance is subject to any matters of record and any matter which would be revealed by an inspection of the subject property or a current survey of the same.

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 30th day of May, 19 89.

_____(SEAL) Ted B. Watts _____(SEAL)
Ted B. Watts

_____(SEAL) W. Milton Strickland _____(SEAL)
W. Milton Strickland

_____(SEAL) _____(SEAL)

STATE OF ALABAMA
MONTGOMERY COUNTY }

General Acknowledgment

I, J. Knox Argo a Notary Public in and for said County, in said State, hereby certify that Ted B. Watts, a married man, and W. Milton Strickland, a married man,

whose name(s) 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 30th day of May A.D. 19 89.

Cabanis Johnston

[Signature]
Notary Public

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EXHIBIT "A"

PARCEL I:

Commence at the N.W. corner of the N.W. 1/4 of the N.E. 1/4 of Section 5, T.S. 19S, R1W, Shelby County, Alabama and run thence Easterly along the North line of said quarter-quarter a distance of 333.60' to a point, thence turn an angle of 22 degrees 00' to the right and run a distance of 100.0' to the point of beginning of the property being described, thence continue along last described course a distance of 524.0' to a point, thence turn and angle of 95 degrees 25' 58" to the right and run Southwesterly a distance of 275.98' to a point, thence turn an angle of 84 degrees 34' 02" to the right and run Northwesterly a distance of 262.0' to a point, thence turn an angle of 95 degrees 25' 58" to the right and run Northerly a distance of 15.0' to a point, thence turn an angle of 95 degrees 25' 58" to the left and run Northwesterly a distance of 262.0' to a point, thence turn an angle of 95 degrees 25' 58" to the right and run Northeasterly a distance of 260.98' to the point of beginning.

PARCEL II:

NON-EXCLUSIVE EASEMENT

Commence at the N. W. corner of the N.W. 1/4 of the N.E. 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, and run thence Easterly along the North line of said quarter quarter a distance of 333.60 feet to a point. Thence turn an angle of 22 degrees 00 minutes 00 seconds right and run a distance of 100.0 feet to a point, said point being the northwesterly corner of the said 3.215 acre parcel. Thence turn an angle of 95 degrees 25 minutes 58 seconds right and run Southwesterly a distance of 260.98 feet to the Southwesterly corner of said same parcel. Thence turn an angle of 95 degrees 25 minutes 58 seconds left and run a distance of 12.50 feet to the centerline point of beginning of the easement being described, said easement being 25.0 feet in width, 12.50 feet each side of centerline; thence turn an angle of 95 degrees 25 minutes 58 seconds right and run Southwesterly along said centerline of said proposed easement a distance of 83.54 feet to a point. Thence turn an angle of 14 degrees 44 minutes 02 seconds right and run southwesterly along centerline of same said proposed easement a distance of 170.95 feet to P.C. (point of curvature) of a curve to the right having a central angle of 29 degrees 18 minutes 00 seconds and a radius on centerline of 115.0 feet; thence continue along the arc of said curve on the centerline of same an arc distance of 58.81 feet to the P.T. (Point of Tangency); thence continue last described course along tangent of said curve a distance of 7.07 feet to the centerline intersection of the Robert Smith property line and the beginning of a 15.0 foot wide strip of land awarded to Robert Smith by Court decree as access to Highway 280, said centerline of easement being 7.50 feet each line of said 15.0 foot strip; thence continue along last described course a distance of 13.71 feet to the intersection of centerline of easement with the East right of way line of U.S. 280 Highway and the end of easement.

PARCEL III:

Commence at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama and run thence North 86 degrees 45 minutes East along the North line of said Quarter-Quarter a distance of 333.60 feet to a point, thence South 30 degrees, 30 minutes West a distance of 239.40 feet to a point on the Northeasterly bank of a branch, thence South 12 degrees 30 minutes East along said Northeasterly bank a distance of 97.30 feet to a point, thence South 23 degrees 00 minutes West continuing along said Northeasterly bank a distance of 108.00 feet to the POINT OF BEGINNING of the property herein described, thence South 53 degrees 00 minutes West continuing along said Northeasterly bank of said branch a distance of 98.50 feet to a point, thence South 23 degrees 30 minutes West a distance of 50.76 feet to a point on the Northwesterly line of a 25 foot access easement, thence North 72 degrees 12 minutes 02 seconds East along said Northwesterly line of said Access Easement a distance of 17.48 feet to the P.C. of a curve to the left having a central angle of 33 degrees, 52 minutes, 14 seconds, a radius of 69.60 feet an arc distance of 41.14 feet to the P.T. of said curve, thence North 38 degrees, 19 minutes, 48 seconds East continuing along said Northwesterly line of said 25 foot access Easement a distance of 39.52 feet to a point, thence North 19 degrees 05 minutes 25 seconds West a distance of 49.08 feet to the POINT OF BEGINNING.

NO TAX COLLECTED

1. Deed Tax \$

2. Mtg. Tax

3. Recording Fee 5.00

4. Indexing Fee 3.00

TOTAL 8.00

Ted B. Watts
Ted B. Watts

W. Milton Strickland
W. Milton Strickland