

1316  
Send Tax Notice To: Sherman Holland, Jr.  
P. O. Box 1008  
Alabaster, Alabama 35007

STATE OF ALABAMA )  
SHELBY COUNTY )

SPECIAL WARRANTY DEED

In consideration of TEN AND 00/100 (\$ 10.00) DOLLARS and in partial fulfillment of an integrated plan, paid to AMSOUTH BANK N.A., a national banking association, (hereinafter called Grantor) by SHERMAN HOLLAND, JR., (hereinafter called Grantee), the receipt of which the Grantor hereby acknowledges, the Grantor does hereby grant, bargain, sell and convey unto the Grantee in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama.

A parcel of land situated in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter all in Section 35, Township 20 South, Range 3 West, being more particularly described as follows:

Commence at the Northeast corner of said Southeast Quarter of Northwest Quarter; thence run in a Westerly direction a distance of 660.64 feet; thence turn an angle to the left of 91 degrees 20 minutes 47 seconds and run in a Southerly direction a distance of 441.40 feet to the point of beginning; thence continue on last described course a distance of 882.80 feet; thence turn an angle to the left of 88 degrees 42 minutes 58 seconds and run in an Easterly direction along the South line of said Southeast Quarter of Northwest Quarter and the Southwest Quarter of Northeast Quarter a distance of 1021.67 feet; thence turn an angle to the left of 91 degrees 18 minutes and 07-1/2 seconds and run in a Northerly direction a distance of 882.12 feet; thence turn an angle to the left of 88 degrees 39 minutes and 22-1/2 seconds and run in a Westerly direction a distance of 1060.82 feet to the point of beginning; situated in Shelby County, Alabama.

Subject to: 1. Ad valorem taxes for the year 1989, which said taxes are not due and payable until October 1, 1989. 2. Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 136, Page 398; Deed Book 48, Page 626; and Final Record Volume 8.

To have and to hold to the Grantee in fee simple, and to the Grantee's heirs and assigns forever, together with every contingent remainder and right of reversion.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

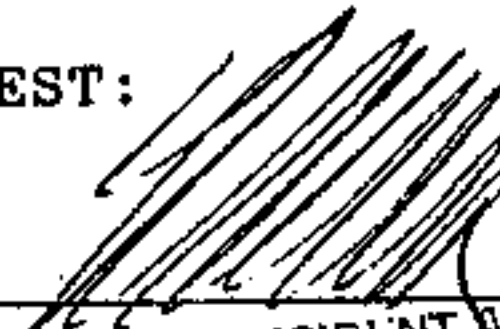
The Grantor is not making any warranty, express or implied, in connection with the present or future condition of the above described real estate or the house or other improvements located thereon; said real estate, house and improvements are being conveyed to the Grantee in their "as-is" condition.

BOOK 243 PAGE 466  
Jack Bates

In witness, whereof, AMSOUTH BANK N.A. has caused this instrument to be executed by its duly authorized corporate officer, on this 20th day of June, 1989.

ATTEST:

AMSOUTH BANK N.A.

  
Its VICE PRESIDENT AND  
CORPORATE TRUST OFFICER

By

T. Franklin Caley  
T. Franklin Caley, Its Vice President  
and Corporate Trust Officer

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that T. Franklin Caley, whose name as Vice President and corporate Trust Officer of AmSouth Bank N.A., a national banking association, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Bank.

Given under my hand and official seal this 20th day of June, 1989.

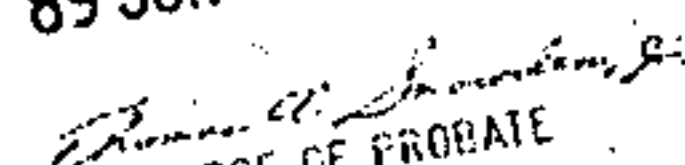
  
Notary Public

This instrument was prepared by:

John Burdette Bates, Attorney at Law  
#10 Office Park Circle, Suite 122  
Birmingham, Alabama 35223

NOTARY PUBLIC  
I CERTIFY THIS  
INSTRUMENT WAS FILED

89 JUN 20 PM 3:48

  
JUDGE OF PROBATE

1. Deed Tax	\$ 166.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	2.00
TOTAL	173.00

BOOK 243 PAGE 467