

MLL

BOOK 244 PAGE 198

WARRANTY DEED

Send Tax Notice To: AmSouth Bank N. A.
P. O. Box 11426
Birmingham, Alabama 35202

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of FOUR HUNDRED NINETY THOUSAND AND 00/100 (\$ 490,000.00) DOLLARS, to the undersigned Grantor (whether one or more), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, I or we, JOE F. WIDEMAN, A MARRIED MAN AND W. EARL RICHARDS, A MARRIED MAN, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto AMSOUTH BANK N. A., (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Southeast corner of SW 1/4 of NW 1/4, Section 25, Township 20 South, Range 3 West, and run Westerly along the South boundary of said SW 1/4 of NW 1/4 a distance of 533.65 feet to point on West right of way line of Highway 31; thence turn an angle of 104 degrees 14 minutes to the right and run Northeasterly along the West right of way of said highway 31 a distance of 424.13 feet to beginning; thence turn an angle of 103 degrees 37 3/4 minutes to the left and run Westerly 196.25 feet to a point on the East right of way of Old Birmingham-Montgomery Highway; thence turn an angle of 88 degrees 39 minutes to the right and run Northerly along the right of way of Old Birmingham-Montgomery Highway 380 feet to a point on the South line of a dirt road; thence turn an angle of 91 degrees 26 1/4 minutes to the right and run Easterly along the South line of said dirt road 291.87 feet to a point on the West right of way of Highway 31; thence turn an angle of 102 degrees 48 3/4 minutes to the right and run Southwesterly along the West right of way line of Highway 31 a distance of 389 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to: 1. Taxes for the year 1989 are a lien, but not due and payable until October 1, 1989. 2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 150 page 364 in Probate Office. 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 73 page 472 in Probate Office. 4. Subject to Mineral Lease as recorded in Deed Book 331 page 699.

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF GRANTORS.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the Grantee, its successors 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)

John B. Gates

will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors 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 23rd day of June, 1989.

Joe F. Wideman (SEAL)
Joe F. Wideman

W. Earl Richards (SEAL)
W. Earl Richards

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe F. Wideman, a married man and W. Earl Richards, a married man, 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 23rd day of June, 1989.

John Burdette Bates
Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

RECEIVED
I CERTIFY THE
INSTRUMENT WAS FILED

69 JUN 26 PM 3:10

Thomas H. [unclear]
JUDGE OF PROBATE

1. Deed Tax \$ 490.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 3.00
TOTAL 498.00