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4500
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.

BOOK 245 PAGE 604
A parcel of land being a part of the SW 1/4 of Section 25, Township 20 South, Range 3 West, being situated in Shelby County, Alabama. Commence at the Northeast corner of the NW 1/4 of SW 1/4 of Section, 25, Township 20 South, Range 3 West; thence South 88 degrees 40 minutes West along the North boundary of said NW 1/4 of SW 1/4 for a distance of 328.69 feet, more or less, to a point on the Southeast right of way line of U. S. Highway 31; thence South 13 degrees 17 minutes West along said right of way line a distance of 314.14 feet to a point; thence North 88 degrees 40 minutes East parallel to said North boundary of the NW 1/4 of SW 1/4 a distance of 448.0 feet to point of beginning of the land herein described; thence South 13 degrees 08 minutes West for 710.70 feet more or less, to the centerline of Highway #68; thence run South 65 degrees 52 minutes East along said centerline a distance of 69 feet to the centerline of Wilson Road; thence run North 65 degrees 48 minutes 16 seconds East along said Wilson Road a distance of 148.83 feet; thence North 13 degrees 20 minutes East for 183.73 feet; thence South 80 degrees 41 minutes East for 79.28 feet; thence North 13 degrees 08 minutes East for 485.81 feet; thence North 69 degrees 07 minutes West 70.0 feet; thence South 88 degrees 40 minutes West for 202.0 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

ALSO

Any and all rights of action for or because of any possible encroachment on the Northerly side of the hereinabove described real estate.

Subject to: 1. Ad valorem taxes for the year 1989, 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 187 page 53 and Deed Book 187 page 61 in Probate Office. 3. Right-of-way granted to Shelby County by instrument recorded in Deed Book 230 page 219 in Probate Office. 4. Mineral and mining rights are not warranted, but are conveyed hereby to the full extent owned, if owned. 5. Less and except any part of subject property lying within a road right of way.

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.

Sherman Holland

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.

In witness whereof, AMSOUTH BANK N.A. has caused this instrument to be executed by its duly authorized corporate officer, on this 10th day of July, 1989.

ATTEST:

AMSOUTH BANK N.A.

[Signature]
Its V.P. & CO

By [Signature]
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 10th day of July, 1989.

[Signature]
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 JUL 10 PM 3:14

[Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ <u>50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>3.00</u>
TOTAL	<u>8.50</u>