

250

\$500

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.

Part of the NE 1/4 being situated in Section 9, Township 21 South, Range 3 West, and being more particularly described as follows; Beginning at the NE corner of the SE 1/4 of the NE 1/4 of said Section 9; thence South 0 degrees 25 minutes 46 seconds West and run along the East line of said 1/4-1/4 section for 364.25 feet; thence North 89 degrees 23 minutes 04 seconds West and run 1046.48 feet; thence North 1 degree 38 minutes 56 seconds East and run 66.09 feet; thence North 18 degrees 21 minutes 04 seconds West and run 154.94 feet; thence North 9 degrees 19 minutes 26 seconds East and run 148.44 feet; thence North 25 degrees 54 minutes 39 seconds West and run 68.59 feet; thence South 89 degrees 58 minutes 56 seconds West and run 263.50 feet to the point of a curve to the left, said curve having a central angle of 4 degrees 54 minutes and a radius of 453.55 feet; thence South 87 degrees 31 minutes 56 seconds West and run along the chord of said curve 38.78 feet; thence North 6 degrees 09 minutes 08 seconds West and run 211.82 feet; thence North 14 degrees 27 minutes 30 seconds West and run 349.28 feet; thence South 89 degrees 27 minutes 30 seconds East and run 404.21 feet; thence North 16 degrees 38 minutes 30 seconds East and run 12.83 feet; thence South 60 degrees 34 minutes 49 seconds East and run 1270.01 feet to the point of beginning.

Subject to: 1. Ad valorem taxes for the year 1989.
2. Mineral and mining rights and rights incident thereto as recorded in Volume 324, Page 302 in the Probate Office of Shelby County, Alabama. 3. Any and all other matters of public record.

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

BOOK 245 PAGE 598

*Sherman
Holland*

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.

David C. Goff
Its *V.L. Goff*

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 10th day of July, 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

NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JUL 10 PM 3:12

Thomas C. Burdette
JUDGE OF PROBATE

1. Deed Tax	\$ <u>50</u>
2. Mtg. Tax	
3. Recording Fee	<u>500</u>
4. Indexing Fee	<u>300</u>
TOTAL	<u>850</u>