

SEND TAX NOTICE TO:

(Name) ROBERT S. WAITE, III
2052 Parkview Road
(Address) Pelham, AL 35124

This instrument was prepared by
(Name) CHAS. H. MOSES, JR.

(Address) POST OFFICE BOX 7626-A BIRMINGHAM, AL 35253

Form TICOR 5100 1-84

WARRANTY DEED-- TICOR TITLE INSURANCE

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

Value \$50,000.00

That in consideration of One hundred dollars (\$100.00) and agreeing to release 100 foot Right-Of-Way on this same property and other good and valuable considerations, and to transfer to certain children the intended portion of ownership to the undersigned grantors ~~(one or more)~~, in hand paid by the grantee herein, the receipt whereof is acknowledged, XX we, Nell Dexter Waite, and Nell Waite Dumas

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Nell Waite Dumas, Mary Henderson Waite and Robert S. Waite, III equally

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED

BOOK -258- PAGE 525

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 10th day of AUGUST, 1989

Nell Dexter Waite (Seal)
Nell Dexter Waite
Nell Waite Dumas (Seal)
Nell Waite Dumas
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Charles H. Moses, Jr., a Notary Public in and for said County, in said State, hereby certify that Nell Dexter Waite and Nell Waite Dumas 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 10th day of August, A. D., 1989

Charles H. Moses, Jr.
Notary Public

EXHIBIT "A"

Begin at the southwest corner of the SE 1/4 of the SW 1/4 Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, and run north along the west line of said 1/4-1/4 section a distance of 320.85 feet to a point; thence 57 degrees 30 minutes to the right in a northeasterly direction a distance of 394.03 feet to a point; thence 122 degrees 28 minutes 56 seconds to the right in a southerly direction a distance of 220.00 feet to a point; thence 122 degrees 28 minutes 56 seconds to the left in a northeasterly direction a distance of 197.01 feet to a point; thence 57 degrees 31 minutes 04 seconds to the left in a northerly direction a distance of 480.77 feet to a point on the southeasterly Right-Of-Way line of Valley Dale Road; thence 57 degrees 31 minutes 04 seconds to the right in a northeasterly direction along the southeasterly Right-Of-Way line of Valley Dale Road a distance of 196.97 feet to a point; thence 122 degrees 28 minutes to the right in a southerly direction a distance of 1030.00 feet to a point on the south line of the SE 1/4 of the SW 1/4; thence 92 degrees 11 minutes to the right in a westerly direction along the south line of said 1/4-1/4 section a distance of 665.56 feet to the point of beginning.

SUBJECT TO:

Title to all minerals within underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed 5, Page 706.

Right-Of-Way granted to Alabama Power Company by instrument(s) recorded in Deed 139, Page 167, Page 104 and Deed 101, Page 523.

A 30 foot easement for ingress and egress over the East 30 feet of the North 260.75 feet.

A 10 foot easement for drainage and utilities the center-line of said easement being described as follows:

Begin at the southwest corner of the SE 1/4 of the SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, and run north along the west line of said 1/4-1/4 Section a distance of 320.85 feet to a point; thence 57 degrees 30 minutes to the right in a northeasterly direction a distance of 394.03 feet to a point; thence 122 degrees 28 minutes 56 seconds to the right in a southerly direction a distance of 220.00 feet to a point; thence 122 degrees 28 minutes 56 seconds to the left in a northeasterly direction a distance of 197.01 feet to a point; thence 57 degrees 31 minutes 04 seconds to the left in a northerly direction a distance of 220 feet to the point of beginning of said easement; thence continue along same line for 260.77 feet to the end of said easement.

Right-Of-Way granted to 119 Properties, Ltd., by Easement Contract dated August 10th, 1989. This Right-Of-Way for 100 foot roadway is recorded in Deed Book 257, Page 49, Shelby County Probate Office, Alabama.

BOOK 258 PAGE 526

Deed tax - 50.00
50.00
3.00
1.00

59.00

STATE OF ALA. SHALBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED

89 SEP 27 PM 3:26

James A. [Signature]
JUDGE OF PROBATE