

SEND TAX NOTICE TO:
PAUL JACKSON SEGARS, JR.
1230 11th Way
Pleasant Grove, Al. 35127

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. BLACK, BLACK AND MORGAN, ATTORNEYS
3432 Independence Drive
Birmingham, Alabama 35209

GENERAL WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Thousand and No/100 Dollars (\$300,000.00), to the undersigned grantor, POST WELDING SUPPLY COMPANY, (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Paul Jackson Segars, Jr. and wife, Eraka S. Segars (herein referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Bibb and Shelby Counties, Alabama.

PARCEL 10, according to the map and plat of A Resurvey of Whispering Pines Farms, as recorded in Map Book 13, Page 131 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described by metes and bounds as follows:

Begin at the southeast corner of Section 11, Township 21 South, Range 5 West, Shelby County, Alabama and run thence S $86^{\circ} 44' 16''$ W along the south line of said Section 11 a distance of 1,330.02' to a point, Thence run S $86^{\circ} 42' 30''$ W a distance of 826.08' to a point, Thence run N $3^{\circ} 52' 17''$ W a distance of 1,003.66' to a point, Thence run N $78^{\circ} 18' 44''$ E a distance of 119.12' to a point, Thence run N $9^{\circ} 03' 41''$ W a distance of 222.69' to a point on the southerly right of way line of Highway No. 13, Thence run N $75^{\circ} 04' 34''$ E along said right of way line of said Highway No. 13 a distance of 1,663.23' to the P.C. (Beginning point of curve) of a Highway curve to the right having a central angle of $10^{\circ} 24' 04''$ and a radius of 5,385.00', Thence continue along the arc of said curve an arc distance of 977.57' to a point, Thence run S $9^{\circ} 39' 00''$ E a distance of 1,701.10' to a point on the south line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Thence run S $86^{\circ} 55' 20''$ W along said south line of said quarter quarter section a distance of 716.76' to the point of beginning, containing 95.16 acres, more or less.

LESS AND EXCEPT a fenced cemetery tract located at the SW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 21 South, Range 5 West, and the SE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 11.

LESS AND EXCEPT: Coal, oil, gas and other mineral interests in, to or under the land herein described and all mining rights together with all rights, privileges and immunities relating thereto.

This conveyance is subject to the restrictive covenant hereby imposed by Grantor that no mobile home and/or house trailer shall be placed upon or permitted to remain on any part of the said described real estate, which restriction shall run with the said land.

\$150,000.00 of the consideration recited above arose from the proceeds of a purchase money mortgage loan closed simultaneously with the execution of this deed.

THE SUBJECT REAL ESTATE DOES NOT CONSTITUTE ANY PART OF THE HOMESTEAD OF THE GRANTOR.

THIS CONVEYANCE IS SUBJECT TO:

1. All taxes for the year 1990 and subsequent years, not yet due and payable.
2. Mining and mineral rights and rights incident thereto as recorded in Volume 349, page 891 in the Probate Office of Shelby County, Alabama.

3. Right of way to Shelby County as recorded in Volume 221, page 403 in the Probate Office of Shelby County, Alabama.
4. Right of way to Bibb County as recorded in Volume 74, page 471 in the Probate Office of Bibb County, Alabama.
5. Except any part of subject property lying in a cemetery lot.
6. Rights of parties in possession, encroachments, overlaps, unrecorded easements, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
7. This conveyance is subject to all easements, restrictions, rights of way, ad valorem taxes, zoning ordinances and restrictions, set back lines and all other matters of record as recorded in the Probate Office of Shelby and Bibb Counties, Alabama.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does for itself, its heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances except as set out herein, that it has a good right to sell and convey the same as aforesaid, and that it will and its executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal this the 26th day of JANUARY, 1990.

ATTEST:

John D. Black

POST WELDING SUPPLY COMPANY

BY:

C. David Adderhold
ITS PRESIDENT

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BOOK

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, John T. Black, a Notary Public in and for said County in said State, hereby certify that C. David Adderhold, whose name as President of Post Welding Supply Company, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 26th day of JANUARY, 1990.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 JAN 29 AM 11:09

Thomas W. Adderhold, Jr.
JUDGE OF PROBATE

Notary Public

My Commission expires 4-21-94

1. Deed Tax	\$ 150.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 159.00

RETURN TO:

JOHN T. BLACK
BLACK AND MORGAN, ATTORNEYS
3432 Independence Drive
Birmingham, Alabama 35209

POST WELDING SUPPLY COMPANY

TO

PAUL JACKSON SEGARS, JR. AND
WIFE, ERAKA S. SEGARS

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

OFFICE OF THE JUDGE OF PROBATE: