

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:

(Name) Bill's Contracting Service, Inc.(Address) 188 North MainMontevallo, Alabama 35115

WARRANTY DEED

MINIMUM VALUE: \$1,000.00

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$1.00) and other good and valuable considerationto the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Steven E. Garmany and wife, Lisa W. Garmany(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Bill's Contracting Service, Inc.(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 HERETO AND INCORPORATED HERewith AS THOUGH FULLY SET
OUT HEREIN.

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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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs 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 _____
day of February, 19 90_____
(Seal)_____
(Seal)_____
(Seal)Steven E. Garmany (Seal)
Steven E. Garmany
Lisa W. Garmany (Seal)
Lisa W. Garmany (Seal)

STATE OF ALABAMA

County }

General Acknowledgment

I, _____ the undersigned authority _____ a Notary Public in and for said County,
in said State, hereby certify that Steven E. Garmany and wife, Lisa W. Garmanywhose name(s) are signed to the foregoing conveyance, and who are is 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 6th day of February, 19 90

5-20-91

My Comm. Expires:

Lela M. Mitchell

Notary Public

EXHIBIT "A"

Commence at a 3-inch open top iron locally accepted to be the NW corner of the NW 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 3 West; thence run Southerly along the West line of said 1/4 - 1/4 for a distance of 767.38 feet to an iron pin found at the point of beginning; thence continue along last described course for a distance of 76.07 feet to an iron pin found; thence turn an angle to the left of 70 degrees 07 minutes 46 seconds and run a distance of 108.61 feet to an iron pin found; thence turn an angle to the left of 72 degrees 12 minutes 00 seconds and run a distance of 909.99 feet to the right of way of a public road; thence turn an angle to the left of 79 degrees 36 minutes 56 seconds and run along said right of way for a distance of 114.54 feet to the point of a curve to the left having a central angle of 10 degrees 25 minutes 08 seconds and a radius of 220.0 feet; thence run along arc of said curve for a distance of 40.01 feet; thence turn an angle to the left of 90 degrees 07 minutes 37 seconds, as measured from an extension of the tangent on said curve, and run a distance of 907.23 feet to the point of beginning.

SUBJECT TO:

- (1) Taxes for the year 1990 and thereafter.
- (2) Subject to restrictions and reservations as contained in Deed Book 318, Page 01, and Deed Book 318, Page 531, in the Probate Office of Shelby County, Alabama.
- (3) Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Real Record 007, Page 887, in Probate Office.
- (4) Easement to Alabama Power Company as recorded in Real Record 148, Page 895, in Probate Office.
- (5) Easement to South Central Bell as recorded in Real Record 149, Page 188, in Probate Office.

Date 2-6-90

Steven E. Garmany
Steven E. Garmany
Lisa W. Garmany
Lisa W. Garmany

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

90 FEB 12 AM 9:55

Thomas A. Sullivan, Jr.
JUDGE OF PROBATE

1. Deed Tax	17.00
2. Mtg. Tax	5.00
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	26.00