

This Instrument Prepared By:  
James F. Burford, III, Attorney at Law  
Suite 200, 100 Vestavia Office Park  
Birmingham, Alabama 35216

Send Tax Notice To:  
BILL'S CONTRACTING SERVICE, INC.  
188 4TH ST.  
MONTGOMERY AL

35115

**WARRANTY DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SIXTEEN THOUSAND SEVEN HUNDRED AND NO/100 Dollars (\$16,700.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, JOHN D. BAIRD, a married man (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 legal description on Exhibit "A" attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 1990 and subsequent years. (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 Deed Book 355, Page 136, and 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.

The property conveyed herein is not the homestead of the Grantor.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of March, 1990.

John D. Baird (L.S.)  
JOHN D. BAIRD

*Altus Bank*

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, James F. Burford, III, a Notary Public in and for said County, in said State, hereby certify that JOHN D. BAIRD, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of March, 1990.

Amy D. Kines  
Notary Public

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EXHIBIT "A"  
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PARCEL VI:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Eastwardly along the North line of said 1/4-1/4 for a distance of 265.0 feet to the point of beginning; thence turn an angle to the left of 59 degrees 47 minutes 12 seconds for a distance of 90.22 feet to the Southerly right of way of Chestnut Circle, said point also being the point of beginning of a curve to the left, having a radius of 240.0 feet, a central angle of 36 degrees 14 minutes 43 seconds and an arc length of 151.54 feet; thence turn an angle to the right of 82 degrees 20 minutes 53 seconds as measured to the chord of said curve and run along the chord of said curve for a distance of 149.31 feet to the point of a reverse curve having a radius of 220.0 feet, a central angle of 30 degrees 05 minutes 26 seconds and an arc length of 115.54 feet; thence turn an angle to the left as measured from the chord and run along the chord of said reverse curve for a distance of 114.22 feet; thence turn an angle to the right as measured from the chord of said curve of 104 degrees 01 minutes 00 seconds for a distance of 908.87 feet to the West line of said 1/4-1/4; thence turn an angle to the right of 142 degrees 34 minutes 21 seconds and run Northerly along said West line for a distance of 587.86 feet; thence turn an angle to the right of 93 degrees 06 minutes 06 seconds for a distance of 265.27 feet; thence turn an angle to the left of 93 degrees 11 minutes 17 seconds for a distance of 180.0 feet to the point of beginning. According to survey of Karl Hager, RLS #11848.

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

90 MAR 27 AM 11:17

JUDGE OF PROBATE

1. Deed Tax	\$ 17.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 7.50
4. Indexing Fee	\$ 5.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 28.50

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