

Send Tax Notice to:

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This instrument was prepared by  
Maurice L. Shevin, Esquire  
SIROTE & PERMUTT, P.C.  
2222 Arlington Avenue South  
Birmingham, Alabama 35205

STATE OF ALABAMA  
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Thirteen Thousand Five Hundred and No/100 (\$13,500.00) and other good and valuable considerations to the undersigned Edwin M. Carter and wife, Linda Carter (herein referred to as "Grantors"), in hand paid by Bernard James Russell (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, all of their right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

That certain real estate which is bounded and described as set forth on Exhibit "A" attached hereto and made a part hereof by reference and incorporation (hereinafter the "real estate").

This conveyance is made subject to the following:

1. 1990 ad valorem taxes, a lien but not yet due and payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the real estate conveyed herein.
3. As a condition for this conveyance to the Grantee, it is agreed by the parties hereto, for themselves, their successors and assigns, that in the event Grantee shall at any time hereafter desire to transfer by inter vivos gift or sale, the real estate described hereinabove, Grantee shall first offer to Grantors herein, or if Grantors shall not then be living, to Grantors' then living children, a right of first refusal to purchase the real estate upon the same terms and conditions of any bona fide, arms length offer to purchase the real estate, and in the event of an inter vivos gift, such right of first refusal shall be at fair market value as determined by an independent appraiser to be selected by the parties. The preceding condition shall not apply to testamentary transfer of the real estate by the Grantee.

TO HAVE AND TO HOLD to the said Grantee, and to Grantee's heirs and assigns forever.

And the Grantors do, for themselves and their heirs, executors and administrators, covenant with the said Grantee that they are lawfully seized of said real estate in fee simple, that the real estate is free from all encumbrances except as hereinabove stated; that they have a good right to

*Granger Russell*  
1010 A. Rue d. *Rue d. ~~de~~ ~~de~~*

sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same unto the said Grantee, his heirs and assigns forever, against the lawful claims of any and all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals, this the 12 day of April, 1990.

Edwin M. Carter (SEAL)  
EDWIN M. CARTER

Linda Carter (SEAL)  
LINDA CARTER

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Edwin M. Carter and wife, Linda Carter, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 12 day of April, 1990.

Veepish Hoshi Afa  
NOTARY PUBLIC  
My Commission Expires: 11/8/93

Ref: LR/0247438

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# EXHIBIT "A"

A parcel of land situated in the SE 1/4 - NE 1/4 of Section 19 and in the SW 1/4 - NW 1/4 of Section 20, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the SW 1/4 - NW 1/4 of said Section 20 and run thence East (assumed) along the south line thereof 726.62 feet; thence N 44-12'-30" W 180.48 feet; thence run N 46-37'-30" W 276.05 feet; thence N 45-14'-30" W 311.41 feet; thence run N 45-13'-15" W 78.45 feet to the point of beginning of the property herein described; thence continue northwesterly along last described course 226.72 feet; thence run N 67-18'-45" W 85.83 feet to a point on the southeasterly right-of-way line of County Road No. 52; thence run S 37-59'-15" W along said right-of-way line 262.69 feet to the beginning of a curve, to the right, having a radius of 1111.70 feet; thence run southwestwardly along said right-of-way line and along the arc of said curve 81.0 feet; thence run S 33-07'-10" E 203.01 feet; thence run N 48-23'-33" E 110.09 feet; thence run N 73-35'-03" E 169.90 feet; thence run N 38-01'-03" E 158.74 feet to the point of beginning. Also conveyed hereby are all of the rights, title, and interests of the grantors to that portion of the real estate lying between the above described traverse line and the low water mark of the river.

Ref: LNG/0451003.

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

90 APR 16 PM 4:25

*J. R. G. [Signature]*  
JUDGE OF PROBATE

1. Deed Tax	\$ 13.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 7.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 25.00

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