

SEND TAX NOTICE TO
J. Foster Clark
P. O. Box 306
Birmingham, AL 35201

885-

This instrument was prepared by

A. Key Foster, Jr.
P. O. Box 306
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Thousand and No/100 Dollars to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, James H. Hard, IV, a married man, and Edwin W. Finch, III, a married man (herein referred to as grantors), grant, bargain, sell and convey unto A. Key Foster, Jr., an undivided 40% interest; Walter M. Beale, Jr., an undivided 20% interest; John Foster Clark, an undivided 20%; and Richard T. Darden, an undivided 20% (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

An undivided 1/6 interest in and to the East 1/2 of the SW 1/4 and the West 1/2 of the SE 1/4 except 10 acres in the NE corner of the NW 1/4 of the SE 1/4, all in Section 28, Township 19 South, Range 1 West, Shelby County, Alabama.

Subject to the following exceptions:

1. Mineral and mining rights and all rights, privileges, conditions and covenants in connection therewith.
2. A paved county road right of way, being Shelby County Road number 11 across the northwest corner of the northeast one quarter (1/4) of the southwest one quarter (1/4).
3. An unpaved roadway used by other property owners across the southeast corner of the southwest one fourth (1/4) of southeast one fourth (1/4).
4. Subject to a right of way to the Westover Water and Fire Protection Authority for a water line, water tank site which is 100 feet by 100 feet and road easement in deed Volume 301, page 885, in the Probate Office of Shelby County, Alabama.
5. Subject to a road easement to Cecil D. Laney and wife Joyce H. Laney, in the SW 1/4 of the SE 1/4 of the said section 28, in Volume 294, page 477, in said Probate Office.

No part of the above property constitutes the homestead of either of the grantors.

TO HAVE AND TO HOLD to said grantees, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals, this the 2nd day of May, 1990.

 (SEAL)
James H. Hard, IV

 (SEAL)
Edwin W. Finch, III

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James H. Hard, IV, 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 2nd day of May, 1990.

Marilyn K. Shirriff
Notary Public

SEAL

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edwin W. Finch, III, 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 2nd day of May, 1990.

Marilyn K. Shirriff
Notary Public

SEAL

BOOK 291 PAGE 145

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

90 MAY 14 AM 11:56

Thomas H. Snowdon, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$40.00
2. Mtg. Tax	\$5.00
3. Recording Fee	\$5.00
4. Indexing Fee	\$1.00
5. Other Fee	\$0.00
6. Other Fee	\$0.00
Total	\$51.00