

This instrument prepared by  
Frank Dominick  
2121 Highland Ave., So.  
Birmingham, Alabama 35205

WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY )

That in consideration of Ten Thousand Dollars (\$10,000) and the execution of a purchase money mortgage in the amount of \$77,000.00 securing balance of purchase price, to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, the said C. I. CRAIS a married man, do grant, bargain, sell and convey unto J. HARRIS DEVELOPMENT CORPORATION the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 26 and the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 27, all in Township 20 South, Range 3 West, more particularly described as follows: Begin at the intersection of the easterly right of way line of Shelby County Highway #95 and the southwesterly projection of the southeasterly line of Lot 5, Block 5 of Dearing Downs 2nd Addition, as recorded in map book 9 page 33 in the Probate Office of Shelby County, Alabama, said point being on the northeasterly line of an 80-foot wide Colonial Pipe Line easement; thence in a northeasterly direction along said easement line, and along said Lot 5 Block 5 and the said southwesterly projection thereof, to the most easterly corner of said Lot 5, Block 5; said point being in the center of a 100-foot wide Alabama Power Company easement; thence in a southeasterly direction along said center line, and along the southwesterly line of Dearing Downs, 6th Addition Phase I, as recorded in map book 10 page 78 and Dearing Downs, 6th Addition Phase II, as recorded in map book 11 page 80 in said Probate Office, to the intersection with the northerly line of Port South Third Sector, as recorded in map book 7 page 110 in said Probate Office; thence in a westerly direction along said northerly line to the intersection with the easterly right of way line of Shelby County Highway #95; thence in a northerly direction along said easterly right of way line to the point of beginning. Mineral and mining rights excepted.

SUBJECT to transmission line permit to Alabama Power Company recorded in Deed Book 55 page 454 in said Probate Office; right of way to Shelby County recorded in Deed Book 271 page 726 in said Probate Office; Easement to Southern Natural Gas Corporation as recorded in Deed Book 91 page 231 in said Probate Office; Easement to Colonial Pipeline Company as recorded in Deed Book 223 page 431 and Deed Book 268 page 211 in said Probate Office; Easement to Plantation Pipeline Company as recorded in

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Deed book 113 page 59 in said Probate Office; Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 86 page 182 in said Probate Office.

The above property is not the homestead of the grantor nor his spouse.

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 the 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 noted above, and except current ad valorem taxes which grantee assumes; 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 the 14 day of May, 1990.

C. I. Crais  
C. I. Crais

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. I. CRAIS, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 14<sup>th</sup> day of May, 1990.

Frank Dammert  
Notary Public

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STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 MAY 17 PM 12:01

James H. Davidson, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ 10.00
2.	\$
3.	\$ 5.00
4.	\$ 5.00
5. No.	1.00
6. Certified Fee	
Total	\$ 19.00