

1478.
This Instrument Prepared By:
James F. Burford, III, Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:

Randall E. Thompson
2820 Columbiana Rd.
Ste. 210
Birmingham AL 35216

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Eighteen Thousand Five Hundred and No/100 Dollars (\$118,500.00) represented by tax-free exchange accomplished at the delivery of this deed to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, ROBERT C. BARNETT, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto RANDALL E. THOMPSON (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 by reference herein for legal description.

SUBJECT TO: Taxes due in the year 1990 and thereafter, Rights of riparian owners in and to the use of the said Cahaba River, Mineral and mining rights currently being assessed by United States Steel Corporation, Part of property conveyed herein lying in a flood plain.

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

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

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, his heirs 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 17 day of MAY, 1990.

Robert C. Barnett (L.S.)
ROBERT C. BARNETT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, The undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert C. Barnett, 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 17 day of MAY, 1990.

[Signature]
Notary Public

First American Title Insurance Company

SCHEDULE _____ (Continued)

EXHIBIT A - PAGE 1

Agent's

File No.:

Commitment No.: FA-C

Policy No.: FA-

Parcel I

Part of the North half of Section 17, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the NE corner of the NW 1/4 of the NE 1/4 of said Section 17; thence run West along the North line of said 1/4 1/4 section a distance of 912.03 feet to the point of beginning; thence turn 41 deg. 04 min. 07 sec. left and run southwesterly a distance of 312.36 feet; thence turn 66 deg. 30 min. 13 sec. right and run northwesterly a distance of 175.00 feet; thence turn 51 deg. 52 min. 30 sec. left and run southwesterly a distance of 189.00 feet; thence turn 13 deg. 37 min 36 sec. right and run southwesterly a distance of 88.39 feet; thence turn 61 deg. 16 min. 22 sec. right and run northwesterly a distance of 111.68 feet; thence turn 52 deg. 03 min. 10 sec. right and run northeasterly a distance of 152.78 feet to a point on the north line of said Section 17; thence turn 100 deg. 30 min. 43 sec. left and run westerly along said north line a distance of 396.24 feet to the center of the Cahaba River; thence turn 77 deg. 34 min. 19 sec. left and run southwesterly along said centerline a distance of 62.49 feet; thence turn 33 deg. 30 min. 33 sec. right and run southwesterly along said centerline a distance of 421.67 feet; thence turn 01 deg. 43 min. 08 sec. left and run southwesterly along said centerline a distance of 155.15 feet; thence turn 01 deg. 14 min. 10 sec. right and run southwesterly along said centerline a distance of 45.77 feet; thence turn 74 deg. 52 min. 59 sec. left and run southeasterly and leaving said centerline a distance of 505.52 feet; thence turn 8 deg. 20 min. 11 sec. left and run southeasterly a distance of 49.34 feet; thence turn 55 deg. 34 min. 05 sec. left and run easterly a distance of 150.30 feet to a point on the northerly right of way of Cayce Lane also being on a curve to the right and having a radius of 50.00 feet and a central angle of 34 deg. 48 min. 35 sec; thence turn 12 deg. 5 min. 55 sec. left from last described course to the tangent of said curve and run along the arc of said curve a distance of 30.38 feet to the point of a reverse curve to the left and having a radius of 25.00 feet and a central angle of 42 deg. 50 min.; thence run easterly along the arc of said curve a distance of 18.69 feet to the point of tangent; thence run northeasterly along said tangent a distance of 73.55 feet, said point being the southwesterly line of Lot-45 of Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12, page 46 in the Probate Office of Shelby County, Alabama; thence turn 81 deg. 23 min. 15 sec. left and leaving said right of way in a northwesterly direction a distance of 207.16 feet to the northwest corner of said Lot 45; thence turn 86 deg. 23 min. 15 sec. right and run northeasterly along the northwesterly boundary line of said Sandpiper Trail Subdivision, Sector II, a distance of 240.00 feet; thence turn right 21 deg. 30 min. 00 sec. and run easterly a distance of 240.00 feet; thence turn 52 deg. 00 min. 00

First American Title Insurance Company

SCHEDULE _____ (Continued)

Agent's
File No.:

EXHIBIT A - PAGE 2

Commitment No.: FA-C

Policy No.: FA-

sec. left and run northeasterly a distance of 310.00 feet; thence turn 17 deg 17 min. 16 sec. right and run northeasterly a distance of 596.93 feet; thence turn 99 deg. 20 min. 11 sec. left and leaving said Sandpiper Trail Subdivision, Sector II, and run northwesterly along the westerly line of Lot 25 of Wine Ridge, Third Sector, as recorded in Map Book 109 page 28 in the Probate Office of Jefferson County, Alabama for a distance of 98.79 feet to the point of beginning.

ALSO: INGRESS AND EGRESS

Commence at the SW corner of the NE 1/4 of the NW 1/4 of Section 17, Township 19 South, Range 2 West; thence from the West line of said 1/4 1/4 section turn an interior angle of 51 deg. 06 min. 23 sec. right and run northeasterly a distance of 570.73 feet to the point of beginning of the centerline of a 25.00 foot ingress and egress easement thence turn 87 deg. 43 min. 03 sec. left and run northwesterly a distance of 49.34 feet; thence turn 08 deg. 20 min. 11 sec. right and run northwesterly a distance of 433.30 feet to the point of ending.

SUBJECT TO: A part of the NW 1/4 of the NE 1/4 of Section 17, Township 19 South, Range 2 West, more particularly described as follows: Commence at the NE corner of the NW 1/4 of the NE 1/4 of said Section 17; thence run West along the North line of said 1/4 1/4 section for a distance of 912.03 feet to the point of beginning of a 20.00 foot easement, being 10.00 foot on either side of the following described line; thence turn 41 deg. 04 min. 07 sec. left and run southwesterly for a distance of 312.36 feet to the end of said easement.

SUBJECT TO: A part of the NW 1/4 of the NE 1/4 and also a part of the NE 1/4 of the NW 1/4 of Section 17, Township 19 South, Range 2 West, more particularly described as follows: Commence at the NE corner of the NW 1/4 of the NE 1/4 of said Section 17; thence run West along the North line of said 1/4 1/4 section for a distance of 912.03 feet; thence turn 52 deg. 14 min. 14 sec. left and run southwesterly for a distance of 363.21 feet to the point of beginning of a 20.00 foot sanitary sewer easement, said point being the centerline of said 20.00 foot easement being 10.00 foot on either side of the following described centerline; thence turn 133 deg. 10 min. 20 sec. right and run northwesterly along said centerline a distance of 82.96 feet; thence turn 55 deg. 30 min. left and run northwesterly along said centerline a distance of 175.00 feet; thence turn 51 deg. 52 min. 30 sec. left and run southwesterly along said centerline for a distance of 189.00 feet; thence turn 13 deg. 37 min. 36 sec. right and run southwesterly a distance of 88.39 feet; thence turn 61 deg. 16 min. 22 sec. right and run northwesterly a distance of 111.68 feet; thence turn 52 deg. 03 min. 10 sec. right and run northeasterly for a distance of 152.78 feet to the point of ending, said point also being on the North line of the North half of said Section 17; all being situated in Shelby County, Alabama.

BOOK 292 PAGE 325

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