

This instrument was prepared by:
(Name) Harold Walker
(Address) Pelham, Al 35124

Send Tax Notice to:
(Name) H. Walker & Assoc., Inc.
(Address) 2172 Hwy 31 So.
Pelham, Al 35124

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

Value \$10,000

That in consideration of Exchange of Property

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Thomas W. Stubbs and wife LaJuana S. Stubbs

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

H. Walker & Associates, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby, County, Alabama, to-wit:

Commence at the northeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 20 south, Range 3 west, Shelby County, Alabama and run thence westerly along the north line of said quarter-quarter section a distance of 142.23' to a point on the southwesterly margin of Royal Lane, a paved public road, and the point of beginning of the property being described, Thence turn a deflection angle of 26°27'45" right and run northwesterly along said margin of said street a distance of 181.50' to a point, Thence turn a deflection angle of 90°00'00" left and run a distance of 94.63' to a point on the north line of the said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 2, Thence turn a deflection angle of 63°32'15" right and run westerly along said quarter-quarter line a distance of 266.11' to a point at the southwest corner of Lot 18, Royal Oaks, First Sector, as recorded in map book 7, page 17 in the Office of the Judge of Probate of Shelby County, Alabama, Thence turn a deflection angle of 28°16'30" right and run 128.60' to a point, Thence turn a deflection angle of 5°20'30" left and run a distance of 207.32' to a point, Thence turn a deflection angle of 17°35'30" left and run west-northwesterly a distance of 182.99' to a point, Thence turn a deflection angle of 94°55'37" left and run southerly a distance of 158.00' to a point on the north line of the said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 2, Thence turn a deflection angle of 89°34'42" left and run easterly along said quarter-quarter section line a distance of 71.83' to a point, Thence turn a deflection angle of 87°56'55" right and run southerly a distance of 994.89' to a point, Thence turn a deflection angle of 87°52'57" left and run easterly a distance of 886.50' to a point, Thence turn a deflection angle of 92°06'55" left and run northerly a distance of 995.91' to the point of beginning, containing 21.60 acres and subject to all easements, agreements, rights of way, restrictions and/or limitations of probated record or applicable law.

1. Deed Tax	\$10.00
2. Mfg. Tax	\$
3. Recording Fee	\$2.50
4. Notary Fee	\$2.00
5. ...	\$
6. ...	\$1.00
Total	\$16.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 4th day of June, 19 90

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
90 JUN -5 AM 11:36
JUDGE OF PROBATE

Thomas W. Stubbs, Jr. (Seal)
LaJuana S. Stubbs (Seal)

STATE OF ALABAMA

Shelby County } General Acknowledgment

I, Patricia A. Nester, a Notary Public in and for said County, in said State, hereby certify that Thomas W. Stubbs, Jr. and LaJuana S. Stubbs whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my official seal, this 4 day of June, 19 90