

THIS DOCUMENT WAS PREPARED BY:

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THE STATE OF ALABAMA)
 SHELBY COUNTY)

WARRANTY DEED

That in consideration of EIGHTY-FIVE THOUSAND AND No/100 (\$85,000.00) DOLLARS to the undersigned grantor in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, EDGAR THOMAS, an unmarried man (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto TENNESSEE VALLEY EQUIPMENT CO., INC., a corporation (hereinafter referred to as Grantee) the following described real property, located and situated in Shelby County, Alabama, to-wit:

PARCEL A:

From the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 25, Township 19 South, Range 3 West, run Northerly along the West boundary line of said quarter-quarter Section, 24.10 feet to a point on the old railroad bed of the Acton Branch of the L. & N. R.R.; thence turn an angle of 71 degrees 23 minutes 40 seconds to the right and run Northeasterly along said railroad bed for 25.27 feet; thence turn an angle of 2 degrees 56 minutes 40 seconds to the left and continue Northeasterly along said railroad bed for 275.60 feet; thence turn an angle of 0 degree 39 minutes 40 seconds to the right and continue Northeasterly along said railroad bed for 224.40 feet; thence turn an angle of 96 degrees 35 minutes to the left and run Northwesterly 50.00 feet to an iron pipe for the point of beginning of the land herein described; thence continue Northwesterly along the same course for 146.00 feet; thence turn an angle of 89 degrees 30 minutes 20 seconds to the right and run Northeasterly 216.50 feet; thence turn an angle of 85 degrees 50 minutes to the right and run Southeasterly 146.00 feet; thence turn an angle of 94 degrees 06 minutes 20 seconds to the right and run Southwesterly 228.55 feet, more or less, to the point of beginning. This land being a part of the Southeast Quarter of the Southeast Quarter of Section 25, Township 19 South, Range 3 West.

PARCEL B:

From the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 25, Township 19 South, Range 3 West, run Northerly along the West boundary line of said quarter-quarter Section 24.10 feet to a point on the old railroad bed of the Acton Branch of the L. & N. R.R.; thence turn an angle of 71 degrees 23 minutes 40 seconds to the right and run Northeasterly along said railroad bed for 25.27 feet; thence turn an angle of 2 degrees 56 minutes 40 seconds to the left and continue Northeasterly along said railroad bed for 275.60 feet; thence turn an angle of 0 degrees 39 minutes 40 seconds to the right and continue Northeasterly along said railroad bed for 224.40 feet; thence turn an angle of 96 degrees 35 minutes to the left and run Northwesterly 50.00 feet to the point of beginning of the land herein described; thence turn an angle of 89 degrees 26 minutes 40 seconds to the right and run Northeasterly 228.55 feet; thence turn an angle of 126 degrees 53 minutes 30 seconds to the right and run Southwesterly 64.33 feet; thence turn an angle of 27 degrees 53 minutes 45 seconds to the right and continue Southwesterly 191.45 feet; thence turn an angle of 108 degrees 07 minutes 45 seconds to the right and run Northwesterly 134.00 feet to the point of beginning. This land being a part of the Southeast Quarter of the Southeast Quarter of Section 25, Township 19 South, Range 3 West.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1991.
2. Right of way to Alabama Power Company as set forth in Real 28, Page 755, as recorded in the Office of the Judge of Probate of Shelby County, Alabama. (Parcel A)
3. Right of way to Alabama Power Company as set forth in Deed Book 129, Page 38, in said Probate Office. (Parcel B)
4. Mineral and mining rights and rights incident thereto set forth in Deed Book 100, Page 380, in said Probate Office. (Parcel A)
5. Mineral and mining rights and rights incident thereto set forth in Deed Book 109, Page 312, in said Probate Office. (Parcel B)
6. Less and Except any part lying within the roadway.

Edgar Thomas is the surviving grantee of that certain deed recorded in Real 306, Page 823, in the Office of the Judge of Probate of Shelby County, Alabama. The other grantee, Ozie W. Thomas, having died on or about the 16th day of September, 1990.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

And I do for myself and for my heirs, personal representatives, successors and assigns, 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; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, personal representatives successors and assigns will 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 hands and seals this the 1st day of November, 1990.

WITNESS:

EDGAR THOMAS (SEAL)

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Edgar Thomas, an unmarried 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 seal this the 1st day of November, 1990.

G. Fay Wallace
NOTARY PUBLIC
My commission expires: 11-28-92

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

90 NOV -2 AM 10:32

JUDGE OF PROBATE

1	85.00
2	5.00
3	3.00
4	1.00
Total	94.00