

THIS INSTRUMENT PREPARED BY:
Ben L. Zarzaur, Attorney
2125 Morris Avenue
Birmingham, Alabama 35203

Send Tax Notice To:
E. Wayne McCain
P. O. Box 844
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)

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KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of Two Hundred Forty Thousand and no/100 Dollars (\$240,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Douglas Pardue, a married man, and Norman C. Pardue, by and through his attorney-in-fact, Douglas Pardue, (herein referred to as grantor, whether one or more), grant bargain, sell and convey unto E. Wayne McCain (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest Corner of Section 30, Township 20 South, Range 2 West; thence run S 0 degrees 10' 19" E along the West line of said Section 30, Township 20 South, Range 2 West, 1309.75' to the Point of Beginning; thence continue along last described course, 1440.94'; thence N 84 degrees 17' 27" E and run 356.79'; thence N 0 degrees 10' 38" W and run 659.99'; thence N 89 degrees 49' 22" E and run 105.00'; thence N 0 degrees 10' 38" W and run 394.09'; thence N 89 degrees 49' 22" E and run 200.00'; thence N 0 degrees 10' 40" W and run 350.54'; thence S 89 degrees 59' 24" W and run 660.00' to the Point of Beginning. Containing 15.0 Acres, more or less.

Subject to:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 127, page 408 in Probate Office.
4. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 180 page 584 in Probate Office.
5. Mineral and mining lease as recorded in Deed Book 336, page 430 with change of depository in Real 15 page 373 in Probate Office.
6. Protective Covenants conveying with the property to be mutually agreed upon between the Purchaser and Seller under that certain Contract dated April 28, 1990, by and between Douglas L. Pardue and Norman C. Pardue, Jr. (Sellers) and E. Wayne McCain (Purchaser) that shall effectively forbid development and improvements associated with smoke stack industries, rendering plants, stock yards, junk yards, auto salvage yards or other objectionable outdoor industry.

All of the purchase price recited above was paid by a mortgage loan closed simultaneously herewith.

The above described property is not the homestead of the Grantors herein.

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,

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Lance Simpson

executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 28th day of November, 1990.

X Douglas Pardue (Seal)
Douglas Pardue

X Norman C. Pardue by Douglas Pardue (Seal)
Norman C. Pardue, by and
through his attorney-in-fact,
Douglas Pardue
Douglas Pardue

STATE OF VIRGINIA)
City
COUNTY OF Roanoke)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas L. Pardue 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 28th day of November, 1990.

Michael Feippo
Notary Public

My commission expires: September 30, 1994

I CERTIFY THIS INSTRUMENT WAS FILED

STATE OF VIRGINIA)
City
COUNTY OF Roanoke)

90 DEC 14 AM 8:29

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas Pardue, whose name as Attorney in Fact for Norman C. Pardue is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 28th day of November, 1990.

Michael Feippo
Notary Public

My commission expires: September 30, 1994

1. Deed Tax	\$
2. Misc. Tax	\$
3. Recording Fee	\$ 5.00
4. Notary Fee	\$ 3.00
5. Notary Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 10.00