

State of Alabama

Shelby County

William B. Surface
3425-C Sandner Ct
Bham, Al. 35209

AGREEMENT AND CONVEYANCE

This Agreement and Conveyance is entered into the date set out hereinbelow, by and between Donald E. Watts, Blair Walker Sides, William B. Surface and wife, June C. Surface for and in consideration of One Dollar in hand paid by each party to this instrument to each of the other parties, the receipt and sufficiency of which is acknowledged, and the conveyances and conditions set out hereinbelow, all parties hereto do grant, bargain and convey to all other parties, as set out hereinbelow.

The property made the subject to this agreement and conveyance does not constitute the homestead of Donald E. Watts, Blair Walker Sides, William B. Surface and/or June C. Surface.

I, Blair Walker Sides, do grant, bargain, sell and convey unto William B. Surface and wife, June C. Surface, and to the survivor thereof, all my rights and interest in that certain easement conveyed to me by Donald E. Watts, as recorded in Book 133 page 101, in the Probate Office of Shelby County, Alabama, more particularly described as follows, to-wit:

An easement for ingress and egress to run with the above described land only, as follows: Commence at the Northeast corner of the SW 1/4 of the SW 1/4 of Section 22; go South 01 deg. 12 min. East for 245.40 feet; thence South 45 deg. 11 min. West for 290.43 feet; thence South 51 deg. 35 min. West for 80.00 feet to the point of beginning; thence South 14 deg. 23 min. East for 49.10 feet; thence South 38 deg. 25 min. East for 171.15 feet to the Northwesternly boundary of Spring Creek Road; thence South 51 deg. 35 min. West along said boundary for 60.00 feet; thence North 38 deg. 25 min. West for 183.92 feet; thence North 14 deg. 23 min. West for 292.18 feet; thence North 33 deg. 16 min. East for 81.18 feet; thence South 14 deg. 23 min. East for 285.00 feet to the point of beginning; being situated in Shelby County, Alabama.

I further warrant that I have conveyed no interest in this easement to any other party

I, Donald E. Watts, do herewith satisfy and release any mortgage lien I may have on the above described easement.

I, Blair Walker Sides, do grant, bargain, sell and convey unto William B. Surface and wife, June C. Surface, all my rights and interest in the following described real property in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the S.W.1/4 of the S.W.1/4 of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama;
Thence run South 01 deg. 12 min. East 160.32 feet,
Thence run South 88 deg. 48 min. West 352.16 feet to the point of beginning;
Thence run South 38 deg. 25 min. East 246.25 feet,
Thence run South 45 deg. 11 min. West 60.00 feet,
Thence run South 51 deg. 35 min. West 53.17 feet,
Thence run North 14 deg. 23 min. West 276.95 feet to the point of beginning.
SUBJECT TO AND BENEFITING FROM a non-exclusive easement for ingress, egress and utilities, 60 feet wide, 30 feet on each side of the following described centerline,
Commence at the Northeast corner of the S.W.1/4 of the S.W.1/4 of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama;
Thence run South 01 deg. 12 min. East 557.26 feet to a point on the Northwest right-of-way of Shelby County Highway #12 (Spring Creek Road),
Thence run South 51 deg. 35 min. West along said right-of-way 240.00 feet to the point of beginning of said centerline,
Thence run North 38 deg. 25 min. West 179.66 feet,
Thence run North 14 deg. 23 min. West 105.68 feet to the end of said centerline.

We, William B. Surface and wife, June C. Surface, do grant, bargain, sell and convey unto Blair Walker Sides, the following described property in Shelby County, Alabama, to-wit:

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Commence at the Northeast corner of the S.W.1/4 of the S.W.1/4 of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama;
Thence run South 01 deg. 12 min. East 160.32 feet,
Thence run South 88 deg. 48 min. West 352.16 feet, to the point of beginning;
Thence run North 38 deg. 25 min. West 254.73 feet,
Thence run North 45 deg. 14 min. East 120.26 feet,
Thence run South 14 deg. 23 min. East 293.47 feet, to the point of beginning.

ALSO:

Commence at the Northeast corner of the S.W.1/4 of the S.W.1/4 of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama;
Thence run South 01 deg. 12 min. East 426.19 feet,
Thence run South 88 deg. 48 min. West 289.89 feet, to the point of beginning;

Thence run South 14 deg. 23 min. East 115.00 feet,
Thence run South 38 deg. 25 min. East 171.15 feet to a point on the Northwest right-of-way of Shelby County Highway # 12 (Spring Creek Road),
Thence run South 51 deg. 35 min. West 40.00 feet,
Thence run North 38 deg. 25 min. West 179.66 feet,
Thence run North 14 deg. 23 min. East 105.68 feet,
Thence run North 51 deg. 35 min. East 43.80 feet to the point of beginning;

SUBJECT TO AND BENEFITING FROM a non-exclusive easement for ingress, egress and utilities, 60 feet wide, 30 feet on each side of the following described centerline,

Commence at the Northeast corner of the S.W.1/4 of the S.W.1/4 of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama;
Thence run South 01 deg. 12 min. East 557.26 feet to a point on the Northwest right-of-way of Shelby County Highway #12 (Spring Creek Road),
Thence run South 51 deg. 35 min. West along said right-of-way 240.00 feet to the point of beginning of said centerline,
Thence run North 38 deg. 25 min. West 179.66 feet,
Thence run North 14 deg. 23 min. West 105.68 feet to the end of said centerline.

Blair Walker Sides has given Donald E. Watts a mortgage which has been previously recorded in the Probate Office of Shelby County, Alabama, on the following described property:

Commence at the Northeast corner of the SW 1/4 of the SW 1/4 of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama;
thence run South 01 deg. 12 min. East 245.40 feet; thence run South 45 deg. 11 min. West 230.46 feet; thence run North 38 deg. 25 min. West 307.26 feet to the point of beginning; thence continue last course 253.46 feet; thence run North 45 deg. 14 min. East 120.03 feet; thence run South 14 deg. 23 min. East 292.74 feet to the point of beginning; being situated in Shelby County, Alabama.

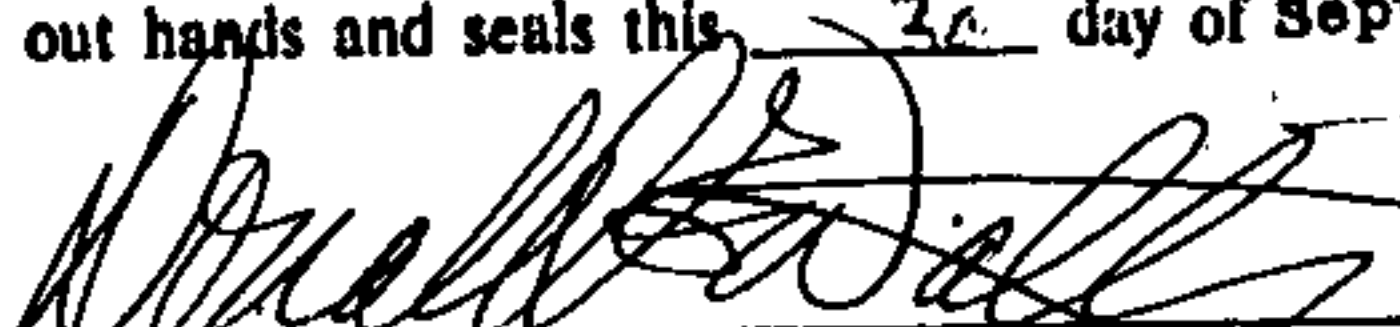
and Blair Walker Sides has asked Donald E. Watts to release the mortgage on the said property immediately hereinabove, in exchange for or upon substitution of the property set out hereinbelow, and the said Donald E. Watts does herewith release his mortgage on the property set out immediately hereinabove and Blair Walker Sides does herewith grant, bargain, sell and convey (mortgage) to Donald E. Watts, the property hereinbelow, upon the same terms and conditions as the mortgage on the property released herein, which said mortgage is incorporated herein by reference. The property substituted is more particularly described as follows, to-wit:

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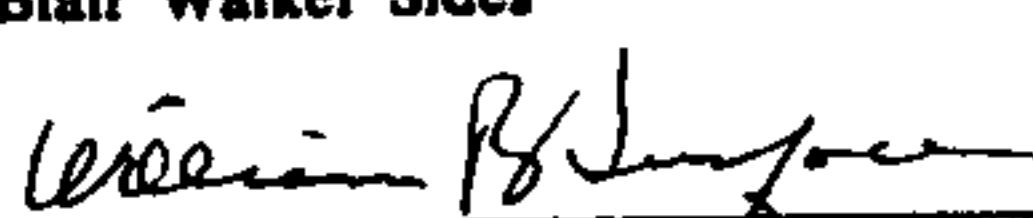
Commence at the Northeast corner of the S.W.1/4 of the S.W.1/4 of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama;
Thence run South 01 deg. 12 min. East 245.40 feet,
Thence run South 45 deg. 11 min. West 290.43 feet,
Thence run South 51 deg. 35 min. West 80.00 feet,
Thence run South 14 deg. 23 min. West 49.10 feet,
Thence run South 38 deg. 25 min. East 171.15 feet to a point on the Northwest right-of-way of Shelby County Highway #12 (Spring Creek Road),
Thence run South 51 deg. 35 min. West 40.00 feet along said right-of-way,
Thence run North 38 deg. 25 min. West 179.66 feet,
Thence run North 14 deg. 23 min. West 105.68 feet,
Thence run North 51 deg. 35 min. East 96.96 feet,
Thence run North 45 deg. 14 min. East 60.00 feet,
Thence run North 38 deg. 25 min. West 500.98 feet,
Thence run North 45 deg. 14 min. East 257.60 feet,
Thence run South 56 deg. 44 min. East 388.25 feet to the point of beginning. Containing 4.46 acres, more or less.
SUBJECT TO AND BENEFITING FROM a non-exclusive easement for ingress, egress and utilities, 60 feet wide, 30 feet on each side of the following described centerline,
Commence at the Northeast corner of the S.W.1/4 of the S.W.1/4 of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama;
Thence run South 01 deg. 12 min. East 557.26 feet to a point on the Northwest right-of-way of Shelby County Highway #12 (Spring Creek Road),
Thence run South 51 deg. 35 min. West along said right-of-way 240.00 feet to the point of beginning of said centerline,
Thence run North 38 deg. 25 min. West 179.66 feet,
Thence run North 14 deg. 23 min. West 105.68 feet to the end of said centerline.

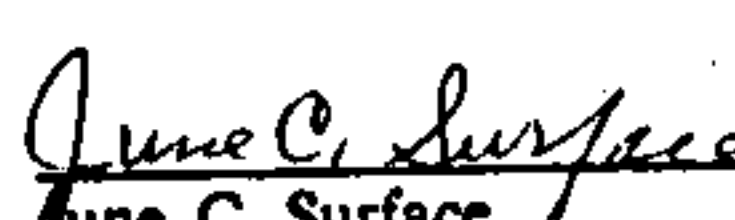
All conveyances contained in this Agreement and Conveyance are made to the respective grantee/mortgagee to hold to said grantee and/or mortgagee, his heirs and assigns forever.

In witness whereof, we have set out hands and seals this 20 day of September, 1991.


Donald E. Watts


Blair Walker Sides


William B. Surface


June C. Surface

State of Alabama

Shelby County

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald E. Watts, 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.

Rossie M. Collins
Notary Public

State of Alabama

~~Talladega~~
Shelby County

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Blair Walker Sides, 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.

Susan G. Sides
Notary Public

MY COMMISSION EXPIRES JANUARY 15, 1995

State of Alabama

Shelby County

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William B. Surface and wife, June C. Surface, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

June C. Surface
Notary Public

MY COMMISSION EXPIRES JULY 22, 1992

Notice to Probate Judge: Please index under all shown names in both direct and reverse indices.

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

91 OCT -7 AM 10:33

J. R. W. Saunders, Jr.
JUDGE OF PROBATE

1. Deed Tax	<u>1.50</u>
2. Mig. Tax	<u> </u>
3. Recording Fee	<u>10.00</u>
4. Indexing Fee	<u>3.00</u>
5. No Tax Fee	<u> </u>
6. Certified Fee	<u>1.00</u>
Total	<u>14.50</u>