

SEND TAX NOTICE TO:

(Name) John Minley

(Address) 513 CHALET DR BIRMINGHAM AL 35209

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-five thousand and no/100 (\$25,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Nicholas C. Cairns, a married man, Thomas C. Cairns, III, a married man and Christopher G. Cairns, a single man

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

John Minley and Felicia Wesley Minley

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

PROPERTY BEING DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE PART AND PARCEL HEREOF AND INCORPORATED BY REFERENCE AS FULLY AS IF SET OUT HEREIN, WHICH SAID EXHIBIT IS SIGNED FOR THE PURPOSE OF IDENTIFICATION.

The above described property constitutes no part of the homestead of the grantors or the grantors' spouse.

*for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple together with every contingent remainder and right of reversion

**for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns covenant with said Grantees, their heirs and assigns that is lawfully seized in fee simple of said premises, that they are free from all encumbrances.

TO HAVE AND TO HOLD to the said grantee, ~~his heirs and assigns forever~~ **

And I (we) do for myself (ourselves) and for my (our) heirs, 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, we have hereunto set our hands(s) and seal(s), this 1st day of February, 19 92.

(Seal)

Nicholas C. Cairns

(Seal)

(Seal)

Thomas C. Cairns, III

(Seal)

(Seal)

Christopher G. Cairns

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nicholas C. Cairns, a married man, Thomas C. Cairns, III, a married man, and Christopher G. Cairns, a single man whose names 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 hand and official seal this 1st day of February, A. D., 19 92.

EXHIBIT "A"

A parcel of land lying in the South 1/2 of the SW 1/4 of Section 26, Township 20 South, Range 3 West, being more particularly described as follows:

Begin at the NE Corner of the SW 1/4 of the SW 1/4 of Section 26, Township 20 South, Range 3 West, said point being the southeast corner of Lot 49, Second Sector Portsouth, as recorded in Map book 6, Page 37 in the office of the Judge of Probate, Shelby County, Alabama; thence run S 89 degrees 21' 14" W, 202.07' along the south line of said Lot 49 to the southeast corner of Lot 48 of said Second Sector Portsouth; thence run S 89 degrees 24' 05" W, 184.87', along the south line of said Lot 48 to the southwest corner of said Lot 48, said southwest corner being the southeast corner of Lot 47, Resurvey of Lots 46, 47, 50, & 51 of Second Sector of Portsouth as recorded in Map Book 6, Page 60 in the office of the Judge of Probate, Shelby County, Alabama; thence run S 89 degrees 32' 30" W, 195.61', along the south line of said Lot 47 to the southwest corner of said Lot 47, said southwest corner being the southeast corner of Lot 26, First Sector Portsouth as recorded in Map Book 6, Page 22 in the office of the Judge of Probate, Shelby County, Alabama; thence run S 89 degrees 26' 50" W, 140.01' along the south line of said Lot 26 to a point on the Northeast Right-of-Way line of Shelby County Highway #95 (120' Right-of-Way); thence run S 46 degrees 48' 50" E, 180.93', along said right-of-way to the beginning of a curve to the right said curve having a central angle of 9 degrees 08' 16" and a radius of 1915.51', said curve being subtended by a chord which bears S 42 degrees 14' 38" E, a distance of 305.17'; thence run southeasterly along said right-of-way and along the arc of said curve, 305.50', to a point on the northwest right-of-way of Shelby County Highway #64 (80' Right-of-Way-); thence run N 54 degrees 35' 27" E, 299.55' along said right-of-way to the beginning of a curve to the right, said curve having a central angle of 13 degrees 42' 56", and a radius of 1602.47', said curve being subtended by a chord which bears N 61 degrees 26' 56" E, a distance of 382.68'; thence run northeasterly 383.60' along the arc of said curve and along said right-of-way to the southeast corner of Lot 2, Kingwood as recorded in Map Book 6, Page 40 in the office of the Judge of Probate, Shelby County, Alabama; thence run N 89 degrees 52' 44" W, 194.85', along the south line of said Lot 2 to the Point of Beginning.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. General and special taxes or assessments for 1992 and subsequent years not yet due and payable.
2. Transmission Line Permit granted to Alabama Power Company as recorded in Deed Book 55 page 454 in Probate Office.
3. Right of Way granted to Shelby County as recorded in Deed Book 271 page 745 in Probate Office.
4. Easement to Plantation Pipeline Co. as recorded in Deed Book 91 page 231 in Probate Office.
5. Permit to South Central Bell as recorded in Deed Book 293 page 334 in Probate Office.
6. Permit to Alabama Power Company and South Central Bell as recorded in Deed Book 317 page 272 in Probate Office.
7. Right of Way to South Central Bell as recorded in Deed Book 320 page 887 in Probate Office.

SIGNED FOR IDENTIFICATION:

Nicholas C. Cairns
Nicholas C. Cairns

Thomas C. Cairns, III
Thomas C. Cairns, III

Christopher G. Cairns
Christopher G. Cairns

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

92 MAR -3 PM 4:10

JUDGE OF PROBATE

1. Deed Tax	\$25.00
2. Mtg. Tax	\$
3. Recording Fee	\$5.00
4. Indexing Fee	\$4.00
5. No Tax Fee	\$
6. Certified Fee	\$1.00
Total	\$35.00