

Value \$600,000.00

1232

THIS INSTRUMENT PREPARED BY:

Nancy A. Davis
Lange, Simpson, Robinson &
Somerville
1700 First Alabama Bank Bldg.
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

James D. Wadsworth
Post Office Box 1417
Clanton, Alabama 35045

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE AND NO/100 (\$1.00) DOLLAR and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

WILLIAM T. WADSWORTH, JR., a married man

(herein referred to as "Grantor"), grants, bargains, sells, and conveys unto

JAMES D. WADSWORTH

(herein referred to as "Grantee"), Grantor's undivided one-half interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY ALABAMA;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID QUARTER SECTION 1,826.71 FEET TO A POINT;

THENCE TURN A RIGHT INTERIOR ANGLE OF 57° -00'-07" AND RUN NORTHWESTERLY 1,620.77 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY #119, BEING 100 FEET SOUTHEASTERLY OF THE CENTERLINE OF SAID HIGHWAY;

THENCE TURN A LEFT INTERIOR ANGLE OF 88°-41'-21" AND RUN NORTHEASTERLY AND PARALLEL TO SAID HIGHWAY CENTERLINE 253.07 FEET TO A POINT THAT IS 100 FEET SOUTHEASTERLY OF AND AT RIGHT ANGLES TO THE CENTERLINE OF SAID HIGHWAY AT STATION 37+00;

BOOK 394 PAGE 909

THENCE TURN A LEFT INTERIOR ANGLE OF 165°-57'-50" AND RUN NORTHEASTERLY 103.08 FEET TO A POINT WHICH IS 125 FEET SOUTHEASTERLY OF AND AT RIGHT ANGLES TO THE CENTERLINE OF SAID HIGHWAY AT STATION 38+00;

THENCE TURN A LEFT INTERIOR ANGEL OF 194°-02'-10" AND RUN NORTHEASTERLY AND PARALLEL TO SAID HIGHWAY CENTERLINE 200 FEET TO THE POINT OF BEGINNING; SAID POINT IS 125 FEET SOUTHEASTERLY AND PARALLEL TO CENTERLINE OF SAID HIGHWAY;

THENCE CONTINUE ALONG LAST STATED COURSE PARALLEL TO SAID HIGHWAY CENTERLINE 200 FEET TO A POINT THAT IS 125 FEET SOUTHEASTERLY OF AND AT RIGHT ANGLES TO THE CENTERLINE OF SAID HIGHWAY AT STATION 42+00;

THENCE TURN A LEFT INTERIOR ANGLE OF 117°-13'-27" AND RUN SOUTHEASTERLY 153.02 FEET TO A POINT (CONCRETE MONUMENT) THAT IS 550 FEET SOUTHWESTERLY OF AND AT RIGHT ANGLES TO THE CENTERLINE OF PROJECT NO. 1-65-2-(37) AT STATION 265+00;

THENCE TURN A LEFT INTERIOR ANGLE OF 168°-33'-25" AND RUN SOUTHEASTERLY ALONG HIGHWAY RIGHT-OF-WAY 198.49 FEET TO A POINT (CONCRETE MONUMENT);

THENCE TURN A LEFT INTERIOR ANGLE OF 167°-53'-47" AND RUN SOUTHEASTERLY 60.22 FEET TO A POINT;

THENCE TURN A LEFT INTERIOR ANGLE OF 86°-19'-21" AND LEAVING THE HIGHWAY RIGHT-OF-WAY RUN SOUTHWESTERLY 327.83 FEET TO A POINT;

THENCE TURN A LEFT INTERIOR ANGEL OF 90°-00'-00" AND RUN NORTHWESTERLY 387.21 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 108,284.30 SQUARE FEET/2.49 ACRES, MORE OR LESS.

The parcel hereinabove described is conveyed subject to:

1. General and special taxes or assessments for 1992 and subsequent years not yet due and payable.
2. Right(s)-of-way(s) granted to Alabama Power Company by instrument(s) recorded in Real 224 at Page 565 in the Probate Office of Shelby County, Alabama.
3. Subject to any flooding that may occur because part of subject property is below 100 year flood elevation, as shown on survey by Jerry O. Perry, dated April 28, 1987.
4. Subject to that certain Mortgage from James D. Wadsworth and William T. Wadsworth, Jr. to SouthTrust Bank of Alabama, N.A. dated March 31, 1989 recorded in

Real 233, page 43 which mortgage and the indebtedness secured thereby Grantee assumes and agrees to pay as part of the consideration for this conveyance.

5. Subject to any other easements, restrictions, rights-of-way, reservations, leases, mortgages or other encumbrances of record affecting the above described property and any matters which would be disclosed by an accurate current survey of said property and any rights of Wadsworth Oil Company, Inc. and others to possession of all or a portion of said property.

The parcel hereinabove described is not the Grantor's homestead.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

And I do, for myself and for my heirs, executors, administrators, personal representatives and assigns, covenant with the Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that said premises 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, executors, administrators, personal representatives, successors and assigns shall, warrant and defend the same to the said Grantee, his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of March, 1992.

 (SEAL)
WILLIAM T. WADSWORTH, JR.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William T. Wadsworth, Jr., 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 13th day of March, 1992.

[NOTARIAL SEAL]

Patricia J. Armstrong
Notary Public

My commission expires: 11-12-92

BOOK 394 PAGE 912

NO TAX COLLECTED

1. Deed Tax	\$
2. Mig. Tax	\$
3. Recording Fee	\$10.00
4. Indexing Fee	\$3.00
5. No Tax Fee	\$1.00
6. Certified Fee	\$1.00
Total	\$15.00

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

92 MAR 16 PM 2:46

James H. Armstrong
JUDGE OF PROBATE

The consideration of this deed was paid by part of the proceeds of that certain mortgage filed for record on March 13, 1992, in Book 394 Page 554, in the Probate Office of Shelby County, Alabama.