

This instrument prepared by:  
John N. Randolph, Attorney  
Sirote & Permutt P.C.  
2222 Arlington Avenue  
Birmingham, Alabama 35205

Send Tax Notice to:  
Carolyn P. Hubbard  
915 MI ST So.  
B'ham, AL 35205

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of Sixty-Four Thousand and no/100 Dollars (\$64,000.00) and other good and valuable consideration, to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I,

J. O. Raines, married; Eudalia Hicks, married; Flora Marie Hand Raines, unmarried and Glenn Owen Raines, Executor of the Estate of Owen H. Raines, deceased, Probate Case No. 136226, Probate Office of Jefferson County, Alabama (herein referred to as grantors)

do grant, bargain, sell and convey unto

Carolyn P. Hubbard (herein referred to as GRANTEE)

the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the SW 1/4 of the NW 1/4 of Section 28, Township 19 South Range 1 West, Shelby County, Alabama, described as that part of Section 28, lying South of Alabama Highway #38 (Old U.S. Highway 280) and North of the Seaboard Coast Line Railroad; being more particularly described as follows:

Commence at the Northwest corner of said Section 28; thence run South along the West Section line 2257.11 feet to a point on the South right-of-way of Highway 38 and the point of beginning; thence continue last course 406.61 feet to the centerline of said railroad 100 foot right-of-way; thence run Northeasterly along the centerline of said railroad right-of-way the following described bearings and distances; from last course turn left 102 degrees 54 minutes 15 seconds a distance of 427.42 feet; thence turn left 00 degrees 51 minutes 59 seconds a distance of 110.33 feet; thence turn left 02 degrees 40 minutes 43 seconds a distance of 112.18 feet; thence left 02 degrees 56 minutes 11 seconds a distance of 112.08 feet; thence turn left 03 degrees 32 minutes 53 seconds a distance of 60.00 feet; thence turn left 01 degree 12 minutes 30 seconds a distance of 56.00 feet; thence turn left 02 degrees 27 minutes 02 seconds a distance of 119.03 feet; thence turn left 03 degrees 15 minutes 58 seconds a distance of 44.84 feet to a point on the South right-of-way of said Highway 38; thence turn left 134 degrees 02 minutes 49 seconds and run Westerly along said highway right-of-way 167.76 feet to the point of a counterclockwise curve having a central angle of 25 degrees 36 minutes 50 seconds and a radius of 1869.86 feet; thence run along the arc of said curve 835.91 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 103, Page 428; Deed Book 103, Page 429; Deed Book 102, Page 147; Deed Book 133, Page 217; Deed Book 154, Page 225; Deed Book 211, Page 432; and Deed Book 236, Page 839, in Probate Office.

4. Right of way to Seaboard Coastline Railroad.
5. Right of way to Old Highway 280.

This property is not the homestead of the grantors herein, nor their spouses.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey, the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8th day of June, 1992.

Estate of Owen H. Raines,  
deceased, Probate Case No  
136226

Glenn Owen Raines  
by, Glenn Owen Raines, Executor

J. O. Raines  
J. O. Raines

Eudalia Hicks  
Eudalia Hicks

Flora Marie Hand Raines  
Flora Marie Hand Raines

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Glenn Owen Raines, whose name as Executor of the Estate of Owen H. Raines, deceased, Probate Case No. 136226 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, in his capacity as such Executor, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 8th day of June, 1992.

My Commission expires: 6-13-94

AFFIX SEAL

STATE OF ALABAMA

COUNTY OF Jefferson

On this 5<sup>th</sup> day of June, 1992, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that J. O. Raines, married, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and seal of office this 5<sup>th</sup> day of June, 1992.

  
Notary Public

My Commission expires: 6-13-94

STATE OF ALABAMA

COUNTY OF JEFFERSON

On this 5th day of June, 1992, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Eudalia Hicks, married, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office this 5th day of June, 1992.

  
Notary Public

My Commission expires: 6-13-94

AFFIX SEAL

STATE OF ALABAMA

COUNTY OF Jefferson

On this 5<sup>th</sup> day of June, 1992, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Flora Marie Hand Raines, unmarried, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office this 5<sup>th</sup> day of June, 1992.

  
Notary Public

My Commission expires: 6-13-94

AFFIX SEAL

Inst # 1992-10600  
06/08/1992-10600  
03:12 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 NCD 75.50