

**SEND TAX NOTICE TO:**

Leo Max Sullivan Bashinsky, III  
961 Highway 47  
Chelsea, Alabama 35043

Instrument was prepared by:

Jack R. Thompson, Jr.  
808 29th Street South, Suite 300  
Birmingham, Alabama 35205

## **WARRANTY DEED**

STATE OF ALABAMA )  
 )  
JEFFERSON COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of One Hundred Twenty Eight Thousand and no/100 Dollars (\$128,000.00) to the undersigned Grantor, WILLIAM O. PARKS and wife, JULIA S. PARKS, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto LEO MAX SULLIVAN BASHINSKY, III, and wife, LINDA BASHINSKY (herein referred to as GRANTEE), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE PAGE TWO FOR LEGAL DESCRIPTION

Subject to ad valorem tax for the year 1992.

Subject to restrictions, reservations, conditions and easements of record.

**TO HAVE AND TO HOLD** Unto the said GRANTEE, his heirs and assigns, forever; it being the intention of the parties to this conveyance. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, has hereunto set its signature and seal,  
this the 24 day of June, 1992.

William O. Parks  
WILLIAM O. PARKS

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William O. Parks and Julia S. Parks, 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 this conveyance, they, executed the same voluntarily.

GIVEN under my hand and official seal this 24 day of June, 1992.

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Notary Public

(S E A L)

Page Two:

Legal Description on Bashinsky from Parks:

That Part of the South half of the Northeast 1/4 of the Southwest 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of the South half of said NE 1/4 of the SW 1/4; thence proceed in an Easterly direction along the North boundary of said South half of NE 1/4 of SW 1/4 for a distance of 213.18 feet to the point of beginning of the parcel of land herein described; thence continue in an Easterly direction along said North boundary of the South half of said NE 1/4 of SW 1/4 for a distance of 686.62 feet to a point; thence turn an angle of 154 degrees 04 minutes 35 seconds to the right and run in a Southwesterly direction for a distance of 439.18 feet to a point; thence turn an angle of 2 degrees 59 minutes 09 seconds to the right and run for a distance of 441.58 feet to a point, being a point on the East right-of-way line of Shelby County Highway #47; thence turn an angle of 142 degrees 35 minutes to the right and proceed along said right-of-way, being in a curve to the left (concave Westerly and having a radius of 910.00 feet) for an arc distance of 384.70 feet to a point, being the point of beginning.

ALSO:

Part of the South 1/2 of the NE 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

PARCEL B: From the northwest corner of the said South 1/2 of NE 1/4 of SW 1/4, run in an easterly direction along the north line of said South 1/2 of NE 1/4 of SW 1/4 for a distance of 899.80 feet to an existing iron pin being the point of beginning; thence turn an angle to the right of 67 degrees 25 minutes 23 seconds and run in a southeasterly direction for a distance of 88.02 feet to an existing to an existing iron pin; thence turn an angle to the right of 91 degrees 07 minutes 56 seconds and run in a southwesterly direction for a distance of 268.31 feet to an existing iron pin; thence turn an angle to the left of 3 degrees 53 minutes 53 seconds and run in a southwesterly direction for a distance of 275.38 feet to an existing iron pin; thence turn an angle to the right of 6 degrees 24 minutes 17 seconds and run in a southwesterly direction for a distance of 90.14 feet to an existing iron pin; thence turn an angle to the right of 26 degrees 57 minutes and run in a westerly direction for a distance of 123.44 feet to an existing iron pin; thence turn an angle to the right of 149 degrees 03 minutes 30 seconds and run in a northeasterly direction for a distance of 301.04 feet to an existing iron pin; thence turn an angle to the left of 2 degrees 59 minutes 38 seconds and run in a northeasterly direction for a distance of 439.26 feet to an existing iron pin being the point of beginning. Containing 48,510 square feet, more or less, or 1.114 acres, more or less.

LESS AND EXCEPT:

Part of the south 1/2 of the NE 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

PARCEL A: From the northwest corner of the said South 1/2 of NE 1/4 of SW 1/4 of said Section 2, run in an easterly direction along the north line of said south 1/2 of NE 1/4 of SW 1/4 for a distance of 213.18 feet to an existing iron pin being on the east right-of-way of Shelby County Road #47; thence turn an angle to the right (95 degrees 25 minutes 26 seconds to tangent) and run in a southerly and southwesterly direction along the arc of the curved east right-of-way line of said Shelby County Road #47 for a distance of 294.70 feet to an existing iron pin being the point of beginning of the tract of land herein described; thence continue in a southwesterly direction along the arc of said curve (having a radius of 910.00 feet and a deflection of 2 degrees 50 minutes and a chord of 89.96 feet) and being the southeast right-of-way line of said Shelby County Road #47 for a distance of 90.0 feet to an existing iron pin; thence turn an angle to the left (139 degrees 45 minutes from last mentioned chord) and run in a northeasterly direction for a distance of 140.71 feet to an existing iron pin; thence turn an angle to the left of 149 degrees 03 minutes 30 seconds and run in a westerly direction for a distance of 60.97 feet to an existing iron pin; thence turn an angle to the right of 22 degrees 40 minutes 30 seconds and run in a northwesterly direction for a distance of 33.29 feet, more or less, to the point of beginning. Containing 0.085 acres, more or less.

Inst. # 1992-13099

07/06/1992-13099  
01:09 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 137.00