

Prepared by:
Susan Dominick Doughton
2121 Highland Avenue
Birmingham, Alabama 35205

Send tax notice to:
Bobby R. Ellison

P.O. Box 423
Pelham, ALA 35124

CORPORATE WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS: That,

JEFFERSON COUNTY)

In consideration of Two Hundred Fifteen Thousand Dollars (\$215,000) to the undersigned grantor, BUCHANAN CONTRACTING COMPANY, INCORPORATED, a corporation, (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto BOBBY R. ELLISON (herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama and run thence southerly along the west line of said quarter-quarter section a distance of 52.90 feet to a point; thence turn an angle of 87° 31' to the left and run easterly a distance of 159.46 feet to a point; thence turn an angle of 79° 17' to the right and run southwesterly a distance of 50.0 feet to a point; thence turn an angle of 1° 32' to the right and run southeasterly a distance of 59.80 feet to a point; thence turn an angle of 2° 0' to the right and run southeasterly a distance of 100.30 feet to a point on the east right of way line of the L & N Railroad right of way and the point of beginning of the property being described; thence turn an angle of 89° 31' to the left and run easterly along the south line of the Pelham Machine Company property a distance of 140.00 feet to a point; thence turn an angle of 36° 54' 47" to the left and run northeasterly a distance of 232.54 feet to a point on the southwesterly right of way line of the Seaboard Coast Line Railroad right of way; thence turn an angle of 85° 12' 54" to the right and run southeasterly along said right of way a distance of 387.94 feet to a point on the easterly right of way line of U. S. Highway #31; thence turn an angle of 56° 16' 09" to the right and run southerly along said Highway #31 right of way line a distance of 169.84 feet to a point in the center line of Peavine Creek; thence turn an angle of 67° 41' 18" right and run down center line of said creek a distance of 60.20 feet to a point; thence turn an angle of 24° 19' 16" left and run 77.0 feet to a point in center line of said creek; thence turn 19° 24' 24" right and run 85.0 feet to a point in center line of said creek; thence turn 17° 49' 54" right and run 105.0 feet to a point in center line of said creek; thence turn 7° 30' 40" right and run 122.0 feet to a point in center line of said creek; thence turn 16° 49' 30" left and run 70.0 feet to a point in center line of said creek; thence turn 37° 39' 50" right and run 63.0 feet to a point in center line of said creek; thence turn 15° 47' 48" right and run 8.10 feet to a point in the center line of said creek on

the east right of way line of L & N Railroad right of way in a curve to the left having a central angle of 3° 17' 20" and a radius of 5,407.17 feet; thence turn an angle of 43° 57' 42" right to chord and run northerly along the chord of said curve a chord distance of 310.34 feet to the point of beginning.

SUBJECT to easement in favor of Colonial Pipe Line recorded in Deed Book 224 page 567 and Book 311 page 470 in the Probate Office of Shelby county, Alabama; transmission line permit to Alabama Power Company recorded in Book 92 page 437 and Book 107 page 533 in said probate office; mineral and mining rights excepted in Book 79 page 630 in said Probate Office.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as mentioned above and except current ad valorem taxes which grantee assumes; 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 BUCHANAN CONTRACTING COMPANY, INCORPORATED has hereunto set its signature and seal by JAMES C. BLALOCK its President who is duly authorized thereto, on this the 24th day of June, 1992.

*"\$215,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith. "

BUCHANAN CONTRACTING COMPANY, INCORPORATED

By James C. Blalock
Its President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES C. BLALOCK whose name as President of BUCHANAN CONTRACTING COMPANY, INCORPORATED, a corporation, 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 the instrument he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 24th day of June, 1992.

(SEAL)

T5/6

Inst # 1992-15485

07/30/1992-15485
08:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 10.00