

500⁰⁰

**WARRANTY DEED
WITHOUT SURVIVORSHIP
(TENANTS IN COMMON)**

That in consideration of ONE DOLLAR AND NO/100 (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid to the undersigned, FLC LAND, LTD., an Alabama limited partnership, (hereinafter referred to as "GRANTOR"), by Mary F. Roensch, Janet F. Standridge and Joanne F. Enck, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

LESS AND EXCEPT all that part of the following described land contained herein located in the NE 1/4 of SW 1/4 of Section 3, Township 21 South, Range 3 West described as follows:

Inst # 1992-15888

easterly direction along a line forty (40) feet North of and parallel to the South line of NE 1/4 of the SW 1/4 of Section 3 a distance of fifty (50) feet to a point, said point being located on the West right-of-way line of Shelby County Road No. 264; thence turn 88 degrees 22 minutes 34 seconds to the right and measure in a southerly direction along the West right-of-way line of Shelby County Road No. 264 a distance of sixty (60) feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year.
2. Existing rights-of-way, building restrictions, encroachments, recorded and/or unrecorded easements, if any, overlaps, deficiency in quantity of ground, boundary line disputes, or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
3. Right-of-way granted to Shelby County, Alabama, by instruments recorded in Deed Book 280, Page 336; and Deed Book 280, Page 340, in Probate Office.
4. Rights, if any, conveyed to Board of Revenue, Shelby County, Alabama, by deed dated July 16, 1923, recorded in Deed Book 76, Page 324, in Probate Office.
5. Easement to Southern Natural Gas Corporation recorded in Deed Book 90, Page 445; and Deed Book 90, Page 333, in Probate Office.
6. Any portion of said property or rights therein, which depend in any way upon the legality of quit claim deed from Shelby County, Alabama, to Dr. Linder, dated March 22, 1965, recorded in Deed Book 234, Page 767, in Probate Office.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns forever.

And I do for myself and for my successors and assigns covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they 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 successors and assigns 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, the said FLC LAND, LTD., an Alabama limited partnership, by W. M. Farris, the President, of Farris Management Company, Inc. the general partner of Farris Management Company, Inc., who is authorized to execute this conveyance, has hereto set its signature and seal, this 3rd day of ~~June~~ 1992.

ATTEST:

FLC LAND, LTD.,
an Alabama limited partnership

Lucile S. Farris
BY:
ITS: Secretary

W M Farris (SEAL)
BY: W. M. Farris, President
Farris Management Company, Inc.,
General Partner

THE STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that W. M. Farris, the President of Farris Management Company, Inc., the general partner of FLC LAND, LTD., an Alabama limited partnership, 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, as such officer and with full authority, executed the same voluntarily on for and as the act of said corporation.

Given under my hand and official seal this 3rd day of ~~June~~ July, 1992.

Martha E. Leach
NOTARY PUBLIC
My commission expires: 9-15-92