

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) B & S Land Development, Inc.

(Address) 95 3rd Avenue
Shelby, AL 35143

This instrument was prepared by

(Name) Mike T. Archison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighteen Thousand and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Thomas D. Ayers, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

B & S Land Development, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A parcel of land situated in the SE 1/4 of NE 1/4 of Section 7, Township 22 South, Range 2 West, more particularly described as follows:

Commence at the Southwest corner of the SE 1/4 of NE 1/4 of said Section; thence South 81 degrees 29 minutes East along the South boundary of said quarter-quarter Section 108.06 feet to the point of beginning; thence continue along this South boundary 452.56 feet; thence North 10 degrees 28 minutes West a distance of 393.46 feet to the South boundary of County Road; thence in a Southwesterly direction 50.00 feet along an arc to the P.T. of a curve to the right having a central angle of 35 degrees 22 minutes, a radius of 439.64 feet, a tangent distance of 140.17 feet; thence South 86 degrees 04 minutes West along the South boundary of said road 347.05 feet; thence South 3 degrees 56 minutes East a distance of 290.22 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to taxes for 1993 and subsequent years, easements, restrictions, permits, and rights of way of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

Inst # 1992-21359

09/28/1992-21359
09:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
24.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 18th
day of September, 1992.

.....(Seal)

x Thomas D. Ayers (Seal)
Thomas D. Ayers

.....(Seal)

.....(Seal)

.....(Seal)

.....(Seal)

SOUTH CAROLINA

STATE OF ~~ALABAMA~~

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas D. Ayers, a married man 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 18th day of September, A. D., 1992.

x Lois May A. Bracy
My Commission Expires May 6, 2001 Notary Public.

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