

THIS INSTRUMENT PREPARED BY:
NAME: William H. Halbrooks
ADDRESS: 704 Independence Plaza

Send Tax Notice To:
Donald S. Lundy
Route 3, 1546 Highway 43
Pell City, Alabama 35125

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.** BIRMINGHAM, ALA.

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

24869

That in consideration of Two Hundred Eighty 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, Gertrude S. Mazer, as Trustee of the Gertrude S. Mazer Revocable Living Trust, dated 5/22/92, and Gertrude S. Mazer, as Trustee of the Alvin R. Mazer Revocable Living Trust, dated 5/22/92

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

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

Part of the NW 1/4 of NE 1/4 of Section 4, Township 18 South, Range 2 East, Shelby County, Alabama and the SW 1/4 of the SE 1/4 of Section 13, Township 17 South, Range 2 East, St. Clair County, Alabama and being more particularly described as follows:

Commence at the NE corner of Section 4, Township 18 South, Range 2 East and run West along the North line of said Section 1887 feet, more or less, to an accepted fence line, the point of beginning; thence 90° 17' 19" right and run along said fence line as it meanders Northeasterly 1050.6 feet, more or less; thence 116° 12' 23" left along said fence line as it meanders Southwesterly 830.9 feet, more or less; thence 63° 15' 12" left and follow said fence line as it meanders Southwesterly 1995.8 feet, more or less; thence 89° 53' 47" left and follow said fence line as it meanders Southeasterly 764.4 feet, more or less; thence 90° 38' 36" left and follow said fence line as it meanders Northeasterly 1320.7 feet, more or less, to the point of beginning.

Subject to current taxes, easements and restrictions of record.

Mineral and mining rights owned by the Grantor together with rights under Leases of record are also conveyed herein.

\$320,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 GRANTEES, 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 GRANTEES, 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 8th day of September, 1992.

Inst # 1992-24541
10/26/1992-24541
09:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.30
Inst # 1992-24541
St. Clair County
Mtg. Tax \$
Deed Tax (Seal)
Indexing Fee 2.00
Certification 1.00 (Seal)
Recording Fee 2.50
Add'l Recording Fee (Seal)
Total \$ 5.50
STATE OF ALABAMA
Jefferson COUNTY

Gertrude S. Mazer, as Trustee (Seal)
Gertrude S. Mazer, As Trustee of the
Gertrude S. Mazer Revocable Living Trust
dated 5/22/92 (Seal)
Gertrude S. Mazer, As Trustee (Seal)
Gertrude S. Mazer, As Trustee of the
Alvin R. Mazer Revocable Living Trust
dated 5/22/92
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gertrude S. Mazer, As Trustee of the Gertrude S. Mazer Revocable Living Trust dated 5/22/92 & as Trustee of the Alvin R. Mazer Revocable Living Trust, dated 5/22/92 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 she/ in her capacity as Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of September, A. D., 1992.