

STATUTORY WARRANTY DEED

THIS DEED PREPARED WITHOUT EVIDENCE OF TITLE.

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned JACK LEVINE, an unmarried man (the "Grantor"), in hand paid by JERRY DAILEY (the "Grantee"), the receipt of which is acknowledged, the said Grantor does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, his heirs and assigns, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SE $\frac{1}{4}$ of Section 22, Township 21 South, Range 3 West, and being more particularly described as follows:
Commence at the Northeast corner of the SE $\frac{1}{4}$ of Section 22, Township 21 South, Range 3 West; thence run West along the North line of same a distance of 1375.0 feet; thence turn left 101 degrees 57 minutes 46 seconds and run Southeasterly a distance of 527.53 feet to the point of beginning; thence continue along the last described course a distance of 559.88 feet to the North right of way line of Shelby County Highway No. 80; thence turn right 89 degrees 03 minutes 16 seconds and run Southwesterly along said right of way line a distance of 261.84 feet to a point of curve to the right (said curve having a radius of 25.0 feet and an interior angle of 90 degrees); thence run Northerly an arc distance of 39.27 feet; thence continue Northerly a tangent distance of 100.0 feet to a point of curve to the right (said curve having a radius of 25.0 feet and an interior of 90 degrees); thence run Easterly an arc distance of 39.27 feet; thence from the tangent to said curve turn left 90 degrees and run Northerly a distance of 60.0 feet to a point of curve to the right (said curve having a radius of 25.0 feet and an interior angle of 90 degrees); thence from the last described course turn left 90 degrees and run Northerly an arc distance of 39.27 feet to a point of curve to the left (said curve having a radius of 436.86 feet and an interior angle of 14 degrees 48 minutes 30 seconds); thence continue Northerly an arc distance of 112.91 feet; thence from the tangent to said curve turn right 90 degrees and run Northeasterly a distance of 132.75 feet; thence turn left 62 degrees 17 minutes and run Northerly a distance of 219.35 feet; thence turn right 90 degrees and run Easterly a distance of 131.86 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT that parcel of land sold to Richard M. Timmons and wife, Linda T. Timmons from Daniel O. Bullard and wife, Cynthia Bullard, by deed dated March 30, 1983, and filed for record in the Probate Office of Shelby County, Alabama, in Deed Book 346, Page 91.

SUBJECT TO:

1. Ad Valorem taxes for the current year.
2. Existing easements, restrictions, rights of way, limitations, if any, of record.

Grantor is conveying Property "as is" - "where is". Grantor makes no representations and/or warranties as to the condition of the Property.

Inst # 1992-25426


JERRY DAILEY
2377 ANDERTON DR.
BESSEMER, AL. 35023

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SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD the said Property unto the Grantee, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

No word, words, or provisions of this instrument are intended to operate as to imply covenants of warranty except that the Grantor does hereby specially warrant the title to the Property against the lawful claims of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has hereto set his signature and seal, this 30th day of June, 1992.



JACK LEVINE

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JACK LEVINE, an unmarried 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 30th day of June, 1992.


NOTARY PUBLIC

[SEAL]

My Commission Expires: 8/13/94

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This Instrument Prepared By:
Scott Abney, Esq.
900 Park Place Tower
2001 Park Place North
Birmingham, AL 35203

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