

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, Suite 100, Birmingham, Al. 35216

Send Tax Notice To: R. C. Farmer & Asso. Inc.

name

P. O. Box 1664

address

Alabaster, Al. 35007

WARRANTY DEED-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Thousand and 00/100 Dollars (\$60,000.00)

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

Bobby Hinds, and wife, Carrie Sue Hinds, and Kimberly Hinds Balzli, a married woman

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

R. C. Farmer & Associates, Inc.

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

See legal description on attached Exhibit "A"

\$ 50,000.00 of the Purchase Price recited above was paid from a Purchase Money Mortgage filed simultaneously herewith.

Subject to easements restrictions and rights of way of record.  
Subject to 1993 taxes no yet due and payable.

Grantors hereby warrant that the property herein conveyed is not the homestead of Grantors or Grantors spouses.

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SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 21.50

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 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, we have hereunto set our hands(s) and seal(s), this 10th day of February, 1993.

(Seal)

(Seal)

(Seal)

Bobby Hinds (Seal)  
BOBBY HINDS  
Carrie Sue Hinds (Seal)  
CARRIE SUE HINDS  
Kimberly Hinds Balzli (Seal)  
KIMBERLY HINDS BALZLI

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, J. Dan Taylor, a Notary Public in and for said County, in said State, hereby certify that Bobby Hinds, Carrie Sue Hinds and Kimberly Hinds Balzli, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of February, A. D. 1993.

J. Dan Taylor

Notary Public

EXHIBIT A

Commence at the Northeast corner of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence Easterly along the North line of said Section 24, a distance of 969.58 feet to a point; thence turn a deflection angle of 78 deg. 58 min. 31 sec. to the right and run Southerly a distance of 722.85 feet to a point; thence turn a deflection angle of 89 deg. 19 min. 08 sec. right and run Westerly into section 23, a distance of 1,211.77 feet to a point on the West right of way line of Highway 52 and the point of beginning of the property being described; thence turn a deflection angle of 19 deg. 45 min. 02 sec. to the right and run Westerly along an existing fence line a distance of 230.51 feet to a point at an existing fence corner; thence turn a deflection angle of 89 deg. 57 min. right and run Northerly along a fence line a distance of 100.0 feet to an existing fence corner; thence turn a deflection angle of 89 deg. 48 min. to the right and run Easterly along an existing fence line a distance of 63.81 feet to a point; thence turn a deflection angle of 93 deg. 20 min. 03 sec. left and run Northerly a distance of 0.07 feet to an existing steel pin corner; thence turn a deflection angle of 86 deg. 54 min. 57 sec. right and run Easterly a distance of 134.11 feet to a point on the Westerly right of way line of Highway No. 52; thence turn a deflection angle of 71 deg. 35 min. 32 sec. right to chord and run along the arc of a curve to the left (having a central angle of 18 deg. 38 min. 00 sec. and a radius of 325.0 feet) an arc distance of 105.69 feet to the point of beginning; being situated in Shelby County, Alabama.



STATE OF ALABAMA  
COUNTY OF SHELBY

I, Joseph E. Conn, Jr., a registered surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon, that there are no visible encroachments of any kind upon the subject property except as shown, legal description be deed definition being as follows:

Commence at the northeast corner of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama and run thence easterly along the north line of Section 24 a distance of 969.58' to a point, thence turn a deflection angle of 78°58'31" to the right and run southerly a distance of 722.85' to a point, thence turn a deflection angle of 89°19'08" right and run westerly into Section 23 a distance of 1,211.77' to a point on the west right of way line of Highway No. 52 and the point of beginning of the property being described, thence turn a deflection angle of 19°45'02" to the right and run the right along an existing fence line a distance of 122.71' to a point, thence turn a deflection angle of 93°05'03" to the right and run northerly a distance of 100.0' to a point, thence turn a deflection angle of 86°54'57" right and the easterly a distance of 134.11' to a point on the westerly right of way line of said Highway No. 52, thence turn a deflection angle of 71°35'32" right to chord and run along the arc of a curve to the left having a central angle of 18°38'00" and a radius of 325.00' an arc distance of 105.69' to the point of beginning, containing 0.35 of an acre.

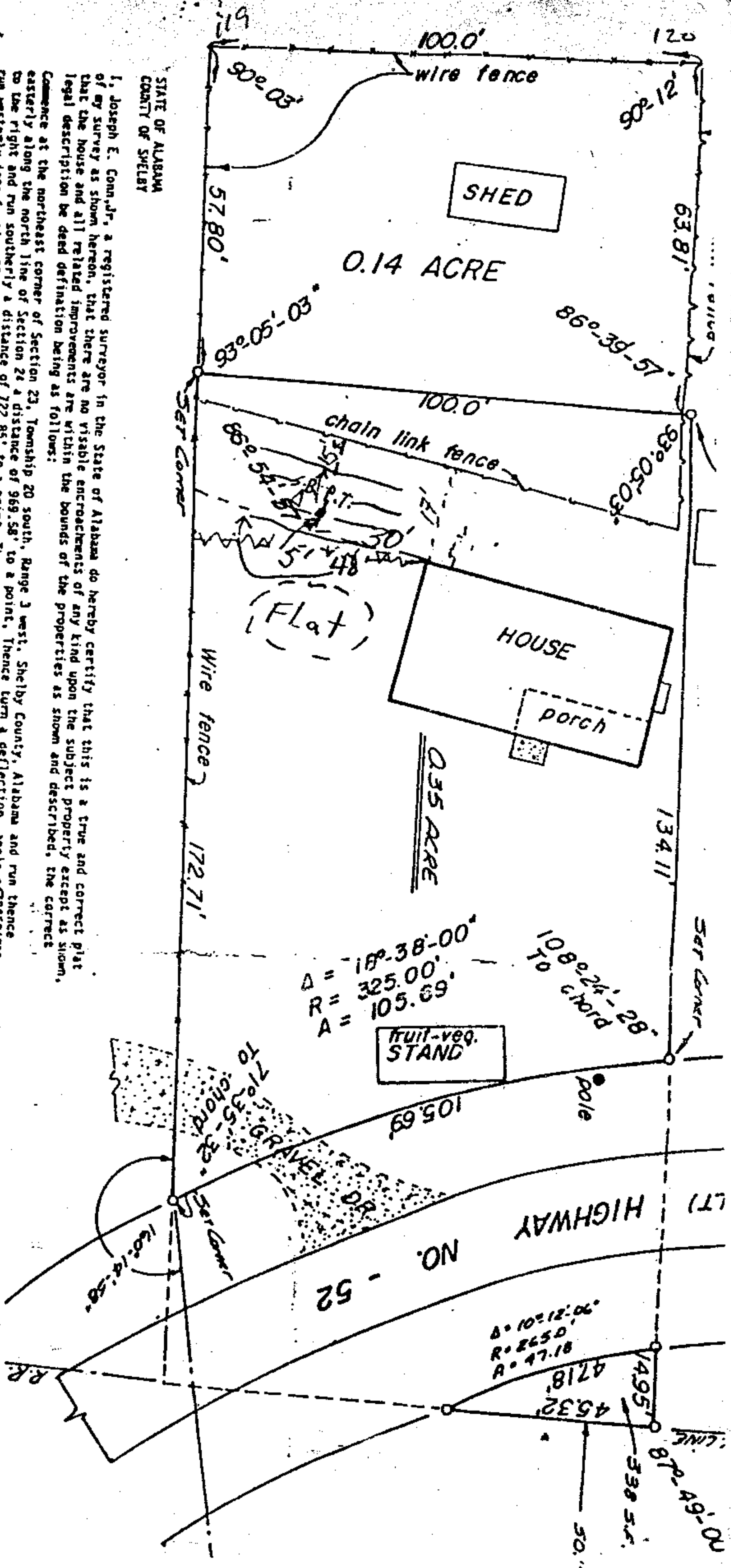
There is an additional parcel of land that is fenced and has been in the continuous possession of the owner for a period of time exceeding 10 years. It is my opinion that the original deed intended to convey this parcel with the just described parcel as a single piece of property but deed drafted without survey or knowledge of the rights of way of Highway No. 52 or the L & N Railroad right of way. The following description incorporates this undescribed portion of land into the previously described parcel of land to comprise a single parcel, however Surveyors, engineers and surveyors of land.

Commence at the northeast corner of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama and run thence easterly along the north line of Section 24 a distance of 969.58' to a point, thence turn a deflection angle of 78°58'31" to the right and run southerly a distance of 722.85' to a point, thence turn a deflection angle of 89°19'08" right and run westerly into Section 23 a distance of 1,211.77' to a point on the west right of way line of Highway No. 52 and the point of beginning of the property being described, thence turn a deflection angle of 19°45'02" to the right and run the right along an existing fence line a distance of 122.71' to a point, thence turn a deflection angle of 93°05'03" to the right and run northerly a distance of 100.0' to a point, thence turn a deflection angle of 86°54'57" right and the easterly a distance of 134.11' to a point on the westerly right of way line of said Highway No. 52, thence turn a deflection angle of 71°35'32" right to chord and run along the arc of a curve to the left having a central angle of 18°38'00" and a radius of 325.00' an arc distance of 105.69' to the point of beginning, containing 0.49 of an acre.

According to my surveys this the 27th day of March, 1988

File No. 3566

Alabama Registered Number 89049



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