

This Instrument Was Prepared By:

✓ Onnie D. Dickerson, III

Attorney-at-Law

214 Lorna Square

Birmingham, Alabama 35216

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Twenty Five Thousand and no/100 (\$25,000.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Lester C. Wyatt, a married man, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Haney Properties, Inc., an Alabama corporation, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

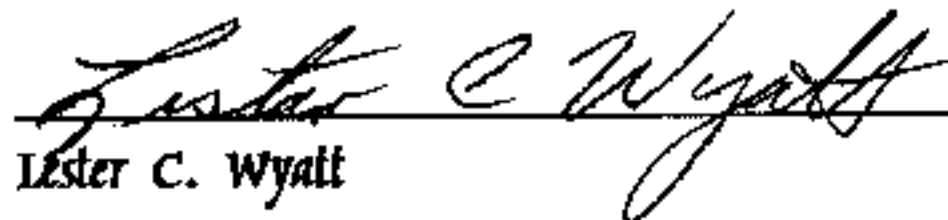
A parcel of land located in the North 1/2 of the SW 1/4 of Section 31 Township 19 South, Range 2 West, more particularly described as follows: Commence at the NE corner of the SW 1/4 of the NW 1/4 of said Section 31; thence in an easterly direction, a distance of 452.73 feet; thence 86 deg. 31 min. 40 sec. right, in a southerly direction, a distance of 1321.78 feet; thence 47 deg. 06 min. right, in a southwesterly direction, a distance of 250.20 feet to a point on the approximate center line of an existing road; thence 100 deg. 04 min. 45 sec. left, in a southeasterly direction along said approximate center line, a distance of 380.41 feet to the point of beginning of a curve to the right having a radius of 965.17 feet; thence in a southeasterly direction along the arc of said curve, a distance of 57.00 feet to the point of beginning; thence continue in a southeasterly direction along the arc of said curve, a distance of 227.87 feet; thence 108 deg. 20 min. 54 sec. right, from tangent of said curve, in a southwesterly direction, a distance of 138.13 feet; thence 90 deg. right, in a northwesterly direction, a distance of 205.86 feet; thence 90 deg. right, in a northeasterly direction, a distance of 41.65 feet to the point of beginning; being situated in Shelby County, Alabama.

Note: This is not homestead property as to the Grantor.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, GRANTOR heirs and assigns forever. And said GRANTOR does for himself, his heirs and assigns, covenants with the said GRANTEE, his heirs and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he is entitled to the immediate possession thereof; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs and assigns shall, warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the 17<sup>th</sup> day of February, 1993.

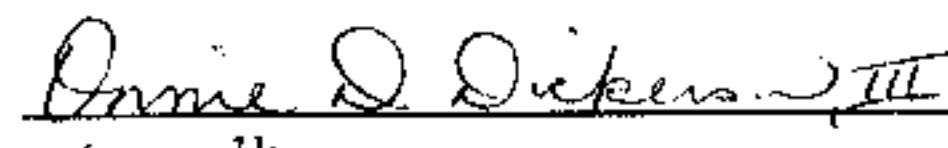
  
Lester C. Wyatt

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Lester C. Wyatt, 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 the 17<sup>th</sup> day of February, 1993.

  
Notary Public

My Commission Expires: 04/23/96

Inst # 1993-05117  
02/22/1993-05117  
03:19 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCB 31.50