

THIS INSTRUMENT WAS PREPARED BY:

Thomas A. Ritchie  
312 North 23rd Street  
Birmingham, AL 35203

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Forty Five Thousand Dollars (\$545,000.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, William Bradford Kidd (herein referred to as Grantor), grant, bargain, sell and convey unto Jack Whitson Kidd (hereinafter referred to as Grantee) all of the interest of the Grantor and his heirs, successors, executors, assigns, heirs and lineal descendants, whether by reason of being named as contingent remaindermen after the life estate of Grantee under the Will of Grantors' grandfather, James M. Kidd, dated April 19, 1971 or otherwise, in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

**PARCEL 1**

The East 1/2 of the NW 1/4 of Section 4, Township 20 South, Range 2 East, Shelby County, Alabama.

**PARCEL 2**

Begin at the NW Corner of the NE 1/4 of Section 4, Township 20 South, Range 2 East; thence South 89°45'30" East along the Section line for a distance of 786.87 feet to the Right of Way Line of Alabama Highway #25; thence South 11°47'15" East along said Right of Way Line for a distance of 386.76 feet to the beginning of a curve to the Left with a central angle of 23°14'15" and a radius of 1876.86 feet; thence along the arc of said curve for a distance of 761.20 feet; thence South 11°27' West for a distance of 1566.36 feet to the South line of said NE 1/4 of Section 4, Township 20 South, Range 2 East; thence South 89°55' West for a distance of 557.17 feet to the SW Corner of the NE 1/4 of said Section; thence North 2673.90 feet to the Point of Beginning. Containing 47.7 acres, more or less.

**PARCEL 3**

Lots 1, 2, 3 & 4 of the property of Charles W. Mobley, as shown on a plat prepared by Norman D. Deloach, and recorded in Map Book 8, page 124 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**PARCEL 4**

The SE 1/4 of the SE 1/4 of Section 32, Township 19 South, Range 2 East and the West 1/2 of the NW 1/4 of Section 4, Township 20 South, Range 2 East; and the North 1/2 of the NE 1/4, East 1/2 of the NE 1/4 of the NW 1/4 of Section 5, Township 20 South, Range 2 East, and 10 acres off the North side of SW 1/4 of the NE 1/4 of Section 5, Township 20 South, Range 2 East, Shelby County, Alabama.

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**LESS AND EXCEPT:** A part of the NE 1/4 of the NW 1/4, NW 1/4 of the NE 1/4, Section 5, Township 20 South, Range 2 East, Shelby County, Alabama, more particularly described as follows: Begin at the NW corner of said NW 1/4 of NE 1/4, thence west along north Section line of said Section 641.62 feet; thence left 90 deg. 21 min. 45 sec. southerly 891.63 feet; thence left 89 deg. 31 min. 45 sec. easterly measured 1556.83 feet (map 1560.21 feet) to the western right of way of a chert road; thence left 108 deg. 15 min. 30 sec. measured 292.80 feet (map 294.23 feet) to point of curve; thence continue northerly along arc of curve of said chert road, having a curve radius of 801.15 feet, a delta angle of 29 deg. 35 min., an arc distance of 413.69 feet to point of said curve; thence continue along said right of way having a curve radius of 929.48 feet, a delta angle of 13 deg. 26 min., an arc distance of 217.92 feet to the north section line of said NW 1/4 of NE 1/4; thence left 114 deg. 52 min. from tangent of said curve, westerly 876.34 feet to the point of beginning; being situated in Shelby County, Alabama.

**ALSO, LESS AND EXCEPT:** A part of the NE 1/4 of NW 1/4, NW 1/4 of NE 1/4, SW 1/4 of NE 1/4, Section 5, Township 20 South, Range 2 East, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of said NW 1/4 of NE 1/4 and run North 89 deg. 08 min. West along the North section line of said Section 641.62 feet; thence left 90 deg. 21 min. 45 sec. southerly 891.63 feet to the point of beginning of said tract; thence continue along the last described course 446.38 feet; thence left 89 deg. 31 min. 45 sec. easterly 656.30 feet; thence right 89 deg. 21 min. 30 sec. southerly 334.83 feet; thence left 89 deg. 20 min. easterly 1143.30 feet to the Westerly right of way of a chert road; said road being in a curve to the left having a central angle of 33 deg. 22 min. and a radius of 457.13 feet; thence left 84 deg. 50 min. tangent to said curve and continue northerly along arc of curve 269.67 feet to the point of tangent; thence continue North 27 deg. 12 min. West 85.48 feet to the point of a curve to the right, having a central angle of 9 deg. 55 min. and a radius of 595.0 feet; thence continue northerly along arc of said curve 102.98 feet to the point of tangent; thence continue North 17 deg. 17 min. West 373.19 feet; thence left 71 deg. 44 min. 30 sec. westerly 1556.83 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to mineral and mining rights not owned, if any.

Subject to easements and restrictions of record including the following:

Parcel 1 Exceptions:

1. Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Real 4, page 599 in Probate Office.
2. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 148, page 960 in Probate Office.

Parcel 2 Exceptions:

3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 99, page 391 in Probate Office.
4. Easement(s) to South Central Bell as shown by instrument recorded in Real 4, page 599 in Probate Office.
5. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 148, pages 959 and 960 in Probate Office.

Parcel 3 Exceptions:

6. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 8, page 124 and Real 59, page 211 in Probate Office.
7. Building setback line of 50 feet reserved from Highway No. 25 as shown by plat.
8. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 117, page 34 in Probate Office.

Parcel 4 Exceptions:

9. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 129, page 349 in Probate Office.
10. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 281, page 9 in Probate Office.
11. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 148, page 960 and Real 157, page 527 in Probate Office.
12. Easement(s) to South Central Bell as shown by instrument recorded in Real 4, page 599 in Probate Office.

As to all parcels, less and except any portions lying within a public road right of way.

No portion of the above described premises represents the homestead of the Grantor.

\$475,000.00 of the consideration of \$535,000.00 being paid as the purchase price for the above described property is being paid through a purchase money mortgage executed and delivered simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 27 day of April, 1993.

William Bradford Kidd  
WILLIAM BRADFORD KIDD

ACKNOWLEDGMENT

STATE OF ALABAMA  
Jefferson COUNTY

I, THOMAS A. RITCHE, a Notary Public in and for said County, in said State, hereby certify that William Bradford Kidd, 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 27 day of April, 1993.

Thomas A. Ritchie  
NOTARY PUBLIC

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04/27/1993-11684  
12:21 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 81.50