

THIS INSTRUMENT PREPARED BY:
HILL & WEATHINGTON, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:
Curtis White Companies,
Inc.
824 Parkway Drive SE
Leeds, AL 35094

Inst# 1993-12223

1993-12223
12:53 PM CERTIFIED

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of THIRTY TWO THOUSAND NINE HUNDRED NINETY NINE AND 95/100 (\$32,999.95) DOLLARS to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **REAGAN A. HOOD and wife, MARCIA N. HOOD** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **CURTIS WHITE COMPANIES, INC.** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 19, Township 18 South Range 2 East, Shelby County, Alabama, being more particularly described as follows: Begin at a 5/8" rebar at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama; thence run East along the South line of said 1/4 1/4 Section a distance of 412.94 feet to a 5/8" rebar in the centerline of Pumpkin Swamp Road; thence turn a right interior angle of 90 deg. 14'33" and run Northerly along said centerline a distance of 160.89 feet to a 5/8" rebar; thence turn a right interior angle of 186 deg. 05'49" and continue Northerly along said centerline a distance of 148.43 feet to a 5/8" rebar, said point being the Point of Beginning of the herein described parcel. Thence continue Northerly along the previously described course and centerline a distance of 200.00 feet to a 5/8" rebar; thence turn a right interior angle of 176 deg. 02' 18" and continue Northerly along said centerline a distance of 186.28 feet to a 5/8" rebar; thence turn a right interior angle of 191 deg. 51'07" and continue Northerly along said centerline a distance of 142.96 feet to a 5/8" rebar; thence turn a right interior angle of 186 deg. 51'24" and continue Northerly along said centerline a distance of 197.69 feet to a 5/8" rebar; thence turn a right interior angle of 189 deg. 39'18" and continue Northerly along said centerline a distance of 100.00 feet to a 5/8" rebar; thence turn a right interior angle of 60 deg. 54'45" and run Westerly leaving said centerline a distance of 266.52 feet to a 5/8" rebar; thence turn a right interior angle of 261 deg. 11'48" and run Northwesterly a distance of 66.38 feet to a 5/8" rebar; thence turn a right interior angle of 163 deg. 53'50" and run Northwesterly a distance of 82.25 feet to a 5/8" rebar; thence turn a right interior angle of 189 deg. 57'09" and run Northerly a distance of 48.14 feet to a 5/8" rebar on the Southerly right of way line of

Shelby County Highway No. 55; thence turn a right interior angle of 103 deg. 09'33" and run Westerly along said right of way line a distance of 326.75 feet to a 5/8" rebar; thence turn a right interior angle of 179 deg. 49'18" and continue westerly along said right of way line a distance of 73.25 feet to a 5/8" rebar; thence turn a right interior angle of 85 deg. 51'56" and run Southerly leaving said right of way line a distance of 420.00 feet to a 5/8" rebar; thence turn a right interior angle of 135 deg. 00'00" and run Southeasterly a distance of 170.00 feet to a 5/8" rebar; thence turn a right interior angle of 225 deg. 00'00" and run Southerly a distance of 165.00 feet to a 5/8" rebar; thence turn a right interior angle of 225 deg. 00'00" and run Southwesterly a distance of 170.00 feet to a 5/8" rebar; thence turn a right interior angle of 135 deg. 00'00" and run Southerly a distance of 172.31 feet to a 5/8" rebar; thence turn a right interior angle of 94 deg. 27'12" and run East parallel to the South line of said 1/4 1/4 section a distance of 454.02 feet to the Point of Beginning; having a closing interior angle of 96 deg. 20'22"; containing 11.1 acres, more or less, and subject to a right of way for Pumpkin Swamp Road.

SUBJECT TO: 1. Right of way granted to Alabama Power Company by instrument recorded in Volume 99, page 346; Volume 241, page 355 and Volume 233, page 86 in the Probate Office of St. Clair County, Alabama.

2. Rights of upstream and downstream riparian owners with respect to that certain creek bordering subject property.

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 said Grantee, his, her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 19th day of April, 1993.

Reagan A. Hood
REAGAN A. HOOD
Marcia N. Hood
MARCIA N. HOOD

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Reagan A. Hood and Marcia N. Hood whose name(s) 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 19th day of March, 1993


Notary Public

Inst # 1993-12223

04/30/1993-12223
12:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 KJS 44.50