

THIS INSTRUMENT PREPARED BY:
Beth O'Neill Roy
Lange, Simpson, Robinson
& Somerville
1700 First Alabama Bank Building
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Dunn Construction
Company, Inc.
P.O. Drawer 11967
Birmingham, AL 35202
Attn: L. Dewitt Barton

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SEVENTEEN THOUSAND FIVE HUNDRED THIRTY-FIVE and 00/100 Dollars (\$17,535.00) to MICHAEL C. ROSENFELD, a single man hereinafter referred to as "Grantor"), in hand paid by DUNN CONSTRUCTION COMPANY, INC. (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the real estate situated in Shelby County, Alabama, more particularly described as follows:

A parcel of land lying in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 22 South, Range 2 West, situated in Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 22 South, Range 2 West thence on a magnetic bearing of S 87° 46' 47" E a distance of 218.74 feet along the north boundary of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ to the point of beginning; thence continue easterly along the previously described course a distance of 674.93 feet; thence right 00° 00' 36", S 87° 46' 11" E a distance of 451.23 feet to the Northwest corner of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence left 00° 01' 45", S 87° 47' 56" E a distance of 335.81 feet along the north boundary of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence right 85° 31' 34", S 02° 16' 22" E a distance of 100.31 feet; thence right 94° 28' 26", N 87° 47' 56" W, a distance of 336.16 feet, parallel with and 100.00 feet from the north boundary, to a point on the westerly boundary of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence left 94° 16' 23", S 02° 04' 19" E a distance of 100.28 feet along said westerly boundary; thence right 94° 17' 45", N 87° 46' 34" W a distance of 1134.56 feet; thence right 88° 06' 18", N 00° 19' 44" W a distance of 200.11 feet to the point of beginning. Containing in all 5.962 acres.

Inst # 1993-12716

05/05/1993-12716
01:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 29.50

SUBJECT TO:

1. Ad valorem taxes for the year 1993 and taxes for all subsequent years.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 108, Page 366; Deed Book 108, Page 367; Deed Book 111, Page 482; Deed Book 123, Page 50; and Deed Book 148, Page 284, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

And the I do, for myself and for my heirs, executors, administrators, personal representatives, successors and assigns, covenant with the Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, administrators, personal representatives, successors and assigns, shall warrant and defend the same to the Grantee, its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereto set my hand and seal, this the 29th day of April, 1993.

 (Seal)
MICHAEL C. ROSENFELD

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MICHAEL C. ROSENFELD, a single 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 29th day of April, 1993.

My commission expires:
MY COMMISSION EXPIRES JANUARY 22, 1996

Mary Beth O'Neal
Notary Public

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