

This instrument prepared by:
Mary P. Thornton
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

Send Tax Notice to:

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of One Million Dollars (\$1,000,000.00) to the undersigned NANCY P. BOONE, a married woman, individually and as Executrix of the Estate of J. Howard Perdue, Jr., deceased ("GRANTOR") in hand paid by SCHOOLHOUSE PROPERTIES, an Alabama general partnership ("GRANTEE"), the receipt and sufficiency of which is hereby acknowledged, GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the NW $\frac{1}{4}$ of Section 23, Township 19 South, Range 2 West in Shelby County, Alabama, thence run Easterly along the South line of said $\frac{1}{4}$ Section 2,124.90 feet to a point on said $\frac{1}{4}$ line; thence turn 98°02' left and run Northwesterly 440 feet, more or less, to a point in the center of Cahaba Valley Creek (also known as Bishop Creek), said point being the point of beginning of the property herein described; thence turn 180°00' and run Southeasterly to the Northerly right of way line of Cahaba Valley Road; thence turn right and run in a generally Westerly direction along said right of way line to the intersection of said right of way line with the West line of said Section 23; thence turn right and run Northerly along said West line of Section 23 to a point on said West line that is 811.84 feet Southward from the Northwest corner of said Section 23; thence turn 135°03'12" right and run Southeasterly along the common line of the property herein described and the G.S. Cross and N.L. Cross property to a point in the center of Cahaba Valley Creek; thence along the center of said Cahaba Valley Creek in a generally Easterly direction to the point of beginning.

ALSO all that part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West, lying East of the following described line:

From the Southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West, run North along the East boundary of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West for 100.1 feet to a point on the North right of way line of the Cahaba Valley Road; thence turn an angle of 112°25' to the left and run Southwesterly along the North

08/06/1993-23229
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 1012.00

Inst * 1993-23229

right of way line of said road 88.6 feet to a point, which is the point of beginning of said line; thence turn $112^{\circ}45'$ to the right and run along a fence on said made line and an extension of said fence or made line a distance of 465 feet to a point in the center of Bishop Creek, which point is 534 feet North and 54 feet West of the Southeast corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 22.

All situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes and assessments for the year 1993 and subsequent years, not yet due and payable, (2) Fire district dues and library district assessments for the current year and all subsequent years thereafter, (3) Right of Way granted to Alabama Power Company by instrument recorded in Volume 133, page 592, in the Probate Office of Shelby County, Alabama, (4) Mining and mineral rights not owned by GRANTOR.

The property conveyed hereby does not constitute the homestead of GRANTOR or GRANTOR's spouse.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever.

IN WITNESS WHEREOF, GRANTOR NANCY P. BOONE has hereunto set her hand and seal this 30 day of June, 1993.

Nancy P. Boone
NANCY P. BOONE, individually
and as Executrix of the
Estate of J. Howard Perdue,
Jr., deceased

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Nancy P. Boone, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 30th day of June, 1993.

Mary P. Thornton
Notary Public

[SEAL]

Inst * 1993-23229

08/06/1993-23229
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 1012.00