

SEND TAX NOTICE TO:

(Name) Mary N. Wooley
1121 Old Highway 280
 (Address) Chelsea, AL 35043

1993-31558
 Inst #

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE AND NO/100 (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Kerry R. Nivens and Mary N. Wooley as Co-Executors of the Estate of Bertha N. Nivens, deceased; Kerry R. Nivens, a married man, individually; and Mary N. Wooley, a single woman, individually

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Mary N. Wooley

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

TRACT NO. 2A AND TRACT NO. 2B AND TRACT NO. 2C BEING DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE PART AND PARCEL HEREOF AND INCORPORATED BY REFERENCE AS FULLY AS IF SET OUT HEREIN, WHICH SAID EXHIBIT IS SIGNED FOR THE PURPOSE OF IDENTIFICATION.

There is excepted from Tract No. 2B as described hereinabove the three acre parcel of land devised to Lisa Lynn Wooley by the terms and provisions of the probated will of Bertha N. Nivens, deceased, Case No. 31-266, Probate Court of Shelby County, Alabama.

The property herein conveyed does not constitute any part of the homestead of the grantor, Kerry R. Nivens, and his spouse.

Inst # 1993-31558

10/12/1993-31558
 11:28 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 004 MJS 17.00

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 12th day of October, 1993

Kerry R. Nivens (Seal)
 Kerry R. Nivens, Individually

Mary N. Wooley (Seal)
 Mary N. Wooley, Individually

Mary N. Wooley (Seal)

Kerry R. Nivens (Seal)
 Kerry R. Nivens as Co-Executor of the Estate of Bertha N. Nivens, Deceased

Mary N. Wooley (Seal)
 Mary N. Wooley as Co-Executor of the Estate of Bertha N. Nivens, Deceased

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kerry R. Nivens, a married man and Mary N. Wooley, a single woman whose name 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 12th day of October, A. D., 1993
SEE ADDITIONAL ACKNOWLEDGEMENT ON REVERSE SIDE.

[Signature]
 Notary Public.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kerry R. Nivens and Mary N. Wooley whose names as Co-Executors of the Estate of Bertha N. Nivens, deceased 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 as such Co-Executors, and with full authority, executed the same voluntarily for and as an act of the said estate, acting in their capacity as Co-Executors as aforesaid, on the day the same bears date.

Given under my hand and official seal this 12th day of October, 1993.

Crawford H. Jordan
Notary Public

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

EXHIBIT "A"

TRACT NO. 2A

Beginning at the Northeast corner of the SW¼ of SW¼, Section 27, Township 19 South, Range 1 West; thence run Southerly along the East boundary line of said SW¼ of SW¼ a distance of 802.03 feet to a point on the Northeast right-of-way line of Seaboard Coastline Railroad; thence turn an angle of 130°18'22" to the right and run Northwesterly along said railroad right-of-way line a distance of 1544.73 feet to a point on the Southeast right-of-way line of Shelby County Highway No. 280; thence turn an angle of 110°28'10" to the right and run Northeasterly along said Shelby County Highway No. 280 a distance of 62.31 feet to a concrete ROW monument found in place on the Southernmost right-of-way line of US Highway No. 280; thence turn an angle of 45°26'18" to the right and run in a Southeasterly direction along said US Highway No. 280 right-of-way line a distance of 328.50 feet to a concrete ROW monument found in place; thence turn an angle of 10°47'10" to the left and continue along said US Highway No. 280 right-of-way line in a Southeasterly direction a distance of 276.04 feet to a concrete ROW monument found in place; thence turn an angle of 42°11'12" to the left and continue along said US Highway No. 280 right-of-way line in a Northeasterly direction a distance of 283.56 feet to a concrete ROW monument found in place; thence turn an angle of 40°31'38" to the right and continue along said US Highway No. 280 right-of-way line in an Easterly direction a distance of 160.11 feet to a concrete ROW monument found in place; thence turn an angle of 14°18'59" to the left and continue along said US Highway No. 280 right-of-way line in a Northeasterly direction a distance of 148.98 feet to a point on the East boundary line of the NW¼ of SW¼ of Section 27; thence turn an angle of 100°32'53" to the right and leaving said right-of-way line, run Southerly along said East boundary line of the NW¼ of SW¼ a distance of 296.24 feet to the point of beginning. Said tract of land is lying in the SW¼ of SW¼ and NW¼ of SW¼, Section 27, Township 19 South, Range 1 West and contains 13.51 acres.

TRACT 2 B

Commence at the Northwest corner of the NE¼ of SE¼, Section 28, Township 19 South, Range 1 West; thence run Southerly along the West boundary line of said NE¼ of SE¼ a distance of 168.11 feet to a point on the Southwest right-of-way line of Shelby County Highway No. 280; thence turn an angle of 54°24'37" to the left and run Southeasterly along said right-of-way line and along a curve to the right (concave Southwesterly and having a radius of 1597.29 feet and a central angle of 23°16'48") an arc distance of 649.00 feet to a point; thence continue Southeasterly along said right-of-way line and along the tangent of said curve a distance of 394.76 feet to the point of beginning; thence continue along the same line a distance of 12.94 feet to a point; thence continue along said right-of-way line in a Southeasterly direction and along a curve to the left (concave Northerly and having a radius of 518.33 feet and a central angle of 52°14'52") an arc distance of 472.67 feet to a point; thence turn an angle of 88°30'58" to the right from the tangent of said curve and leaving said right-of-way line, run Southerly a distance of 409.55 feet to a point; thence turn an angle of 84°41'30" to the right and run Westerly a distance of 246.09 feet to a point; thence turn an angle of 90° to the left and run Southerly a distance of 408.67 feet to a point on the North fork of Yellowleaf Creek; thence turn an angle of 35°57'30" to the right and run along said creek turning the following deflection angles and running the following distances viz: a distance of 365.29 feet; thence 27°09'46" right a distance of 284.28 feet; thence 23°26'19" right a distance of 102.90 feet; thence 66°36'29" right a distance of 108.47 feet; thence 20°52'38" right a distance of 52.55 feet; thence 23°53'43" right a distance of 96.54 feet; thence 0°59'55" right a distance of 360.15 feet; thence 2°57'22" right a distance of 125.65 feet; thence 15°03'58" right a distance of 199.19 feet; thence 1°16'54" left a distance of 115.95 feet; thence 25°38'12" left a distance of 126.0 feet; thence 1°00'15" right a distance of 122.51 feet; thence 1°35'26" right a distance of 166.69 feet; thence 5°19'41" right a distance of 107.58 feet; thence 9°22'33" right a distance of 50.88 feet to the point of beginning. Said tract of land is lying in the NE¼ of SE¼, and SE¼ of SE¼, Section 28, Township 19 South, Range 1 West and contains 13.92 acres.

KRN
M. N. W

EXHIBIT "A"

TRACT NO. 2 C

Beginning at the Northwest corner of the NE¼ of SE¼, Section 28, Township 19 South, Range 1 West; thence run Southerly along the West boundary line of said NE¼ of SE¼ a distance of 70.90 feet to a point on the Northeast right-of-way line of Shelby County Highway No. 280; thence turn an angle of 56°20'35" to the left and run Southeasterly along said right-of-way line and along a curve to the right (concave Southeasterly and having a radius of 1677.29 feet and a central angle of 25°12'46") an arc distance of 738.08 feet to a point; thence continuing Southeasterly along said right-of-way line and along the tangent of said curve a distance of 407.7 feet to a point; thence continue along said right-of-way line in a Southeasterly direction and along a curve to the left (concave Northerly and having a radius of 438.33 feet and a central angle of 88°17'00") an arc distance of 675.41 feet to a point; thence continue along said right-of-way line in a Northeasterly direction and along the tangent of said curve a distance of 22.48 feet to a point on the Southwest right-of-way line of Seaboard Coastline Railroad; thence leaving said Highway right-of-way line, run Northwesterly along said right-of-way line of Seaboard Coastline Railroad a distance of 1696.86 feet to a point on the North boundary line of the NE¼ of SE¼; thence turn an angle of 39°38'27" to the left and run Westerly along said North boundary line of the NE¼ of SE¼ a distance of 28.91 feet to the point of beginning. Said tract of land is lying in the NE¼ of SE¼, Section 28, Township 19 South, Range 1 West and contains 6.50 acres.

Excepted from the above description is a 1.0 acre parcel of land shown on the Shelby County Tax Records as Parcel No. 09-8-28-0-001-022, which was heretofore deeded to grantor making a total of 5.50 acres for this tract.

SIGNED FOR IDENTIFICATION:

Kerry R. Nivens
Kerry R. Nivens, Individually

Kerry R. Nivens
Kerry R. Nivens as Co-Executor of the Estate of Bertha N. Nivens, Deceased

Mary N. Wooley
Mary N. Wooley, Individually

Mary N. Wooley
Mary N. Wooley as Co-Executor of the Estate of Bertha N. Nivens, Deceased

Inst # 1993-31558

10/12/1993-31558
11:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MJS 17.00

KRN
M/W