

SEND TAX NOTICE TO:

(Name) Florence G. Grant

(Address) 500 GRIFFIN ROAD
CHELSEA, ALA 35043

This instrument was prepared by

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

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY-FIVE THOUSAND AND NO/100 --- (\$55,000.00) -----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Edwin Barrett Hodges, Jr. and wife, Shelia G. Hodges

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

Florence G. Grant

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

PROPERTY BEING DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE PART
AND PARCEL HEREOF AS FULLY AS IF SET OUT HEREIN, WHICH SAID EXHIBIT IS
SIGNED FOR THE PURPOSE OF IDENTIFICATION.

Inst. # 1994-08582

03/16/1994-08582
02:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KJS 67.00

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 16th
day of March, 19 94

.....(Seal)

.....(Seal)

.....(Seal)

Edwin Barrett Hodges, Jr. (Seal)
Shelia G. Hodges (Seal)

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Edwin Barrett Hodges, Jr. and wife, Shelia G. Hodges 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 16th day of March, A. D., 1994

Carmen H. Foster

Notary Public.

EXHIBIT "A"
LEGAL DESCRIPTION

The W 1/2 of the SE 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 2 West, Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS I AND II:

PARCEL I:

The W 1/2 of the SE 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 2 West, lying South of a road, described as follows: Begin at the SW corner of the SE 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 2 West; thence run North along the West line of said 1/4-1/4 Section a distance of 493.00 feet to the South margin of a road; thence turn an angle of 67 degrees 27 minutes to the right and run along the South margin of said road a distance of 169.65 feet; thence turn an angle of 2 degrees 57 minutes to the left and run along South margin of said road a distance of 186.34 feet; thence turn an angle of 19 degrees 36 minutes 48 seconds to the right and run along South margin of said road a distance of 342.28 feet to the East line of the W 1/2 of the SE 1/4 of the SE 1/4 of said Section; thence turn an angle of 95 degrees 55 minutes 29 seconds to the right and run South along the East line of the W 1/2 of the SE 1/4 of the SE 1/4 a distance of 691.86 feet to the South line of said 1/4-1/4 Section; thence turn an angle of 91 degrees 33 minutes 13 seconds to the right and run West along the South line of said 1/4-1/4 Section a distance of 665.14 feet to the point of beginning.

PARCEL II:

Beginning at the NW corner of the SE 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 2 West Shelby County, Alabama; thence Southerly along the West line of said SE 1/4 of the SE 1/4, 261.58 feet to a point; thence 90 degrees to the left 56.33 feet to a point on the North edge of a small dirt road that circles a 3 acres (more or less) lake; thence 24 degrees 54 minutes to the left 98.10 feet to a point; thence 20 degrees 58 minutes to the right 73.29 feet to a point; thence 16 degrees 56 minutes to the left 146.75 feet to a point; thence 16 degrees 30 minutes to the left 92.44 feet to a point; thence 2 degrees to the right 154.13 feet to a point on the North line of the SE 1/4 of the SE 1/4 of Section 23; thence 142 degrees 54 minutes 08 seconds to the left 554.60 feet to the point of beginning.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1994 and subsequent years. 1994 ad valorem taxes are a lien but not due and payable until October 1, 1994.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 139, Page 231, in Probate Office.
3. Rights of other parties in and to the use of the easements as conveyed in Deed Book 309, Page 251, in Probate Office.
4. Easements and privileges conveyed in Deed Book 309, Page 251, in Probate Office.
5. Mineral and mining rights not owned by the grantors.

SIGNED FOR IDENTIFICATION:


Edwin Barrett Hodges, Jr.


Shelia G. Hodges

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