This Instrument Prepared By: Albert E. Ritchey 1910 28th Avenue South Birmingham, Alabama 35209

WARRANTY DEED, (WITHOUT SURVIVORSHIP)

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

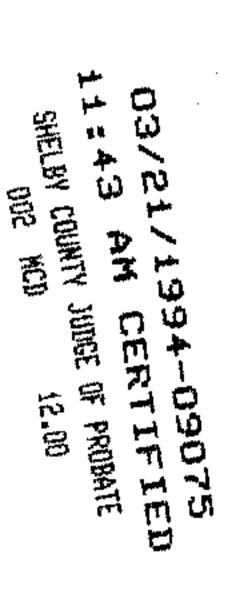
That in consideration of Sixty Thousand and No/100 (\$60,000.00) Dollars, and other good and valuable considerations, to the undersigned, CHARLES RAY ELLIS, an unmarried man (herein referred to as GRANTOR), in hand paid by ROBERT E. NEWSOME, JR. (herein referred to as GRANTEE), the receipt whereof is hereby acknowledged, GRANTOR grants, bargains, sells and conveys unto GRANTEE, the following described real estate situated in Shelby County, Alabama:

Commence at the northwest corner of the NW 1 of the NW 1 of Section 32, Township 21 south, Range 2 west, Shelby County, Alabama and run thence easterly along the north line of said 1 - 1 section a distance of 708.74' to a point on the easterly right of way line of the Alabama Power Company easement; Thence turn 69°58'38" right and run southeasterly 15.83' to a point; Thence turn 12°08'55" left and run southeasterly along said easement line 609.12' to a point; Thence turn 2°14'23" right and continue along said right of way line a distance of 225.79' to the point of beginning of the property being described; Thence continue along last described course a distance of 199.06' to a point; Thence turn 104°23'50" right and run westerly a distance of 444.49' to a point; Thence turn 74°50'53" left and run northwesterly a distance of 174.85' to a point on the east margin of Shelby County Road No. 87; Thence turn 33°53'14" right and run northerly along said margin a distance of 30.52' to a point; Thence turn 71°54'42" right and run easterly a distance of 430.93' to the point of beginning, containing 1.99 acres and marked on each corner with a steel pin or pipe.

Subject to:

- (1) Current ad valorem taxes.
- (2) Any and all easements, agreements, right of ways, restrictions and/or limitations of record.
- (3) Mortgage from Grantor to Central State Bank, a banking corporation, dated August 28, 1992, in the amount of \$ 30,000.00, as recorded in Mortgage Instrument No. 1992-18679 in the Probate Office of Shelby County, Alabama.

(\$60,000.00 OF THE CONSIDERATION SET OUT ABOVE IS EVIDENCED BY A MORTGAGE FILED SIMULTANEOUSLY HEREWITH.)



(THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER.)

TO HAVE AND TO HOLD to the said GRANTEE, his heirs, executors, and administrators forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the $\frac{14 \, \mathrm{th}}{2}$ day of March, 1994.

CHARLES RAY ELLIS

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES RAY ELLIS, 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 the 14th day of March, 1994.

Notary Public

My Commission Expires:

MY BOMMISSION EXPIRES NOVEMBER 29, 1994

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Inst. # 1994-09075

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