

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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(Name) Benjamin D. King

(Address) P.O. Box 188 Wilsonville, AL 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(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 Nineteen Thousand, Five Hundred and no/100-----DOLLARS

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

Vernon W. Ashe, Jr. and wife, Linda Gail Ashe

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

Benjamin D. King

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 1994 and subsequent years, easements, restrictions, rights of way, and permits of record. Minerals and mining rights previously excepted.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 30.50

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 28th day of March, 1994

(Seal)

Vernon W. Ashe, Jr.

(Seal)

(Seal)

Linda Gail Ashe

(Seal)

(Seal)

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 Vernon W. Ashe, Jr. and wife, Linda Gail Ashe whose names 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 28th day of March, A. D., 1994

Notary Public.

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A parcel of land situated in the NE 1/4 of Section 18, Township 21 South, Range 2 East, described as follows:

Commence at the NE corner of the NE 1/4 of Section 18 and go South 89 degrees 31 minutes 50 seconds West along the North boundary of said 1/4 Section for 609.92 feet; thence South 00 degrees 41 minutes 20 seconds West for 1943.39 feet to an existing iron pin and the point of beginning; thence South 89 degrees 33 minutes 50 seconds West for 63.57 feet to an existing iron pin; thence South 89 degrees 03 minutes 27 seconds West for 118.05 feet to an existing iron pin; thence South 03 degrees 35 minutes 00 seconds West for 228.00 feet; thence South 86 degrees 24 minutes 38 seconds East for 505.71 feet to a point on a curve on the West boundary of Homestead Drive, said curve having a central angle of 14 degrees 20 minutes 10 seconds and a radius of 265.86 feet; thence Northeasterly along said curve and said West boundary for 66.52 feet to the point of tangent; thence North 04 degrees 42 minutes 20 seconds East along the West boundary of Homestead Drive for 105.68 feet to the beginning of a curve to the right, said curve having a central angle of 06 degrees 10 minutes 03 seconds and a radius of 655.49 feet; thence Northeasterly along said curve and said West boundary for 70.56 feet; thence North 86 degrees 24 minutes 38 seconds West for 341.29 feet to the point of beginning.

PARCEL II:

An undivided non-exclusive interest along with all other real estate owners within The Homestead Subdivision for the right of ingress and egress for recreational water borne vehicles to the waters of Lay Lake, described as starting at the Southwest corner of Homestead Canal as shown on the map of The Homestead, Sector "A", Phase II, as recorded in Map Book 13, Page 87, in the Probate Office of Shelby County, Alabama; begin at the Southwest corner; thence running North 77 degrees 57 minutes 51 seconds East a distance of 63.14 feet to a point; thence South 13 degrees 11 minutes 50 seconds East a distance of 47.17 feet to a point on the North right of way line of Homestead Drive; thence South 79 degrees 11 minutes 01 seconds West a distance of 61.38 feet to a point; thence North 15 degrees 26 minutes 19 seconds West a distance of 45.94 feet to the point of beginning.

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