

\$ 10,000

9406/2637

Inst # 1994-15209

This instrument prepared by:

DAVID TANNER, Attorney
7211 First Avenue North
Birmingham, Alabama 35206
(205) 836-0923

STATE OF ALABAMA)
COUNTIES OF JEFFERSON AND SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees, the receipt and sufficiency of which is hereby acknowledged, the said Jones Investment Company, an Alabama General Partnership (Grantor), does grant, bargain sell and convey unto Edward T. Anderson and James G. Henderson (Grantees), three fourths of all of their rights, title and interest, consisting of an undivided one-half interest in fee simple, in and to the following described real estate, situated in Jefferson and Shelby Counties, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein by reference.

SUBJECT TO:

1. Ad Valorem taxes due and payable October 1, 1994.
2. Rights of Way to Jefferson County, Alabama, for roads, as shown by deeds recorded in Volume 1710, page 171; Volume 2700, page 436, and Volume 2746, page 73.
3. Mineral, mining rights, restrictions, reservations and release of damages in Volume 2879, page 523 and Volume 2879, page 520.
4. Right of Way granted to Alabama Power Company by instruments recorded in Volume 2806, page 506 and Volume 5779, page 539.
5. Any navigation rights in and to the Little Cahaba River.
6. To the extent that the Little Cahaba River is deemed to be "navigable waters", any portion of the property lying below the normal high water mark of the Little Cahaba River.

TO HAVE AND TO HOLD to the said Grantees, their successors and assigns, forever.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed on this 5th day of May, 1994.

JONES INVESTMENT COMPANY, AN
ALABAMA GENERAL PARTNERSHIP

BY: Alexander W. Jones, Jr.
ALEXANDER W. JONES, JR.
Its Managing General Partner

05/10/1994-15209
09:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 18.00

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Alexander W. Jones, Jr., whose name as Managing General Partner of Jones Investment Company, an Alabama general Partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, as such Managing General Partner and with full authority, executed the same voluntarily for and as an act of Jones Investment Company.

Given under my hand and seal this 5th day of May, 1994.

Shirley M. Lyle
NOTARY PUBLIC
Commission Expires August 17, 1994

EXHIBIT A

That portion of the following described tract lying southeasterly of the center line of the Little Cahaba River, consisting of 55 acres, more or less:

NE-1/4 of SE-1/4 and all that part of SE-1/4 of SE-1/4 lying East of the Little Cahaba River, all in Section 24, Township 18, Range 2 West. Also 5 acres in the NE corner of NE-1/4 of NE-1/4, Section 25, Township 18, Range 2 West, described as follows: Beginning at the NE corner of said section, thence run in a Southerly direction along the East boundary of said Section 250.34 feet; thence run west parallel with the North boundary of said Section 870 feet; thence North parallel with the East boundary of said Section 250.34 feet to the North boundary of said Section and run thence along said North boundary 870 feet to the point of beginning.

Also, a tract of land located in the SW-1/4 of NW-1/4 of Section 24, Township 18 South, Range 2 West, described as follows: Begin at the Southeast corner of said quarter-quarter section; thence in a Westerly direction along the Southern boundary thereof 826.13 feet; thence turning an angle of 130° and 40' to the right in a Northeasterly direction 1230.5 feet to intersection with Eastern boundary of said quarter-quarter section; thence in a Southerly direction along said Eastern boundary 933.6 feet to point of beginning; said tract of land having an area of 8.9 acres, more or less, excepting therefrom minerals and mining rights and privileges heretofore reserved.

Also, NE-1/4, SE-1/4 of NW-1/4, NE-1/4 of SW-1/4 and NW-1/4 of SE-1/4, all in Section 24, Township 18, Range 2 West, excepting therefrom minerals and mining rights and privileges heretofore reserved.

Also, a tract of land located in the NE-1/4 of NW-1/4 of Section 24, Township 18 South, Range 2 West, described as follows: Begin at the Southeast corner of said quarter-quarter section; thence in a Westerly direction along the Southern boundary thereof 930.1 feet; thence turning an angle of 134° and 41' to the right in a Northeasterly direction 1293.4 feet to intersection with the Eastern boundary of said quarter-quarter section; thence in a Southerly direction along said Eastern boundary 920.25 feet to the point of beginning; said tract of land having an area of 9.8 acres, more or less, excepting therefrom minerals and mining rights and privileges heretofore reserved; containing 300 acres, more or less.

Less and except the following described real estate which was sold to Margaret C. Jackson in December, 1951, which description is attached hereto.

Part of the NE-1/4 of the SE-1/4 of Section 24, Township 18 South, Range 2 West, as follows: Commence at the Northeast corner of the NE-1/4 of SE-1/4 of said Section 24 and run West along the North boundary thereof 250 feet; thence an angle to the left of 91° 33' and run South parallel with the East boundary of said NE-1/4 of SE-1/4 182.76 feet to point of beginning in the Southwest right-of-way of Lake Purdy Road; run thence South along same course and across Little Cahaba River 710.30 feet; thence an angle to the right of 90° and run Westerly 326.69 feet to center of Little Cahaba River; thence an angle to the left of 56° 13' and run down the center of said river 105.94 feet; thence an angle to the right of 36° 10' and along the center of said River 185.26 feet; thence an angle to the right of 10° 53' and along the center of said River 206.32 feet; thence an angle to the right of 109° 15' and Northerly 271.42 feet; thence an angle to the left of 73° 44' and Northwesterly 215.72 feet; thence an angle to the right of 48° 58' and Northwesterly 102.65 feet; thence an angle to the right of 21° 40' and Northwesterly 52.64 feet; thence an angle to the left of 84° 53' and Northwesterly 164.52 feet to an intersection with the West boundary of said NE-1/4 of SE-1/4; thence an angle to the right of 71° 56' and North along said West boundary 498.23 feet to a point 41 feet South of the Northwest corner of said NE-1/4 of SE-1/4; thence an angle to the right of 57° 43' and Northeasterly 44.46'; thence an angle to the left of 15° 38' and Northeasterly 21.43 feet to a point in the North boundary of said NE-1/4 of SE-1/4 which point is 52.03 feet East of the Northwest corner of said Quarter-Quarter Section; thence an angle to the right of 49° 24' and run East along the North boundary of said NE-1/4 of SE-1/4 872.44 feet to its intersection with the Southwesterly Right-of-Way of Lake Purdy Road; thence Southeasterly along said Right-of-Way of

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3-22-77

Lake Purdy Road 251.8 feet to point of beginning, containing 21.93 acres (more or less). Also, part of the SE-1/4 of NE-1/4 of said Section 24 as follows:

Commence at the Southwest corner of SE-1/4 of NE-1/4 of said Section 24 and run East along the South boundary thereof 52.03 feet to point of beginning; thence turning an angle to the left of 49° 24' and Northeasterly 129.67 feet; thence an angle to the right of 36° 11' and Northeasterly 157.55 feet; thence an angle to the right of 41° 42' and run Southeasterly 286.62 feet to an intersection with the South boundary of said SE-1/4 of NE-1/4; thence West along said South boundary 490.55 feet to the point of beginning, containing 92/100 acres, more or less. Also, part of the NW-1/4 of the SE-1/4 of said Section 24 as follows: Commence at the Northeast corner of said NW-1/4 of SE-1/4 and run South along the East boundary thereof 41 feet to point of beginning; run thence South along said East boundary 498.23 feet; thence turning an angle to the right of 108° 04' and Northwesterly 481.96 feet; thence an angle to the right of 84° and Northerly 124.4 feet; thence an angle to the right of 14° 33' and Northeasterly 172.66 feet; thence an angle to the right of 47° 23' and Northeasterly 141.20 feet; thence an angle to the right of 49° 47' and Southeasterly 95.94 feet; thence an angle to the left of 66° 04' and Northeasterly 164.45 to point of beginning.

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

1994 MAY -9 PM 3:31

RECORDED & \$10.00 TAX
SEED TAX HAS BEEN PAID ON THIS INSTRUMENT

George R. Bunnell
JUDGE OF PROBATE

Inst # 1994-15209

05/10/1994-15209
09:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 18.00

10.00
12.00
\$22.00

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3-22-94