

This instrument prepared by:

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

STATE OF ALABAMA)

SHELBY COUNTY)

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 Alexander W. Jones, Jr. and wife, Marjorie M. Jones, do grant, bargain, sell and convey unto Edward T. Anderson and James G. Henderson, all of their rights, title and interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein by reference.

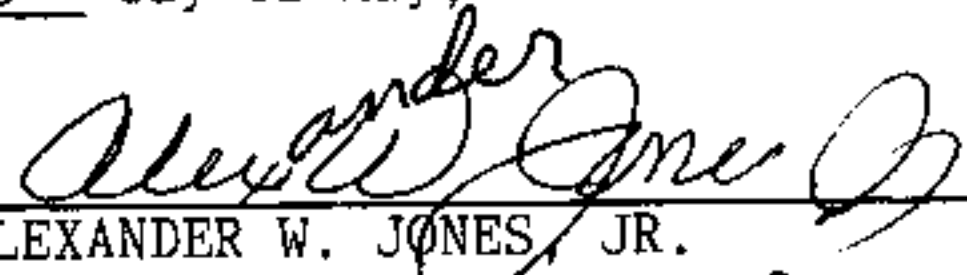
SUBJECT TO:

1. Ad Valorem taxes due and payable October 1, 1994.
2. Easements and restrictions of record.
3. Title to all minerals in, on and underlying the premises together with all mining rights, privileges and immunities including, without limitation, any release from damages which may have heretofore been reserved or granted.

Excepting and reserving unto Grantor, his heirs and assigns, an easement for ingress and egress over and across the property described in Exhibit B attached hereto, a portion of the land described in Exhibit B hereto being situated within the perimetrical boundaries of the land described in Exhibit A hereto.

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

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


ALEXANDER W. JONES, JR.


MARJORIE M. JONES

05/10/1994-15211
09:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 18.00


Inst # 1994-15211

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. and wife, Marjorie M. Jones, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

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


NOTARY PUBLIC

Commission Expires August 17, 1994

PARCEL 1

A description of a parcel of land situated in the northeast quarter of the northeast quarter of Section 25, Township 18 South, Range 2 West, Shelby County, Alabama, said parcel being more particularly described as follows:

Beginning at the northwest corner of said northeast quarter of the northeast quarter; run thence in an easterly direction along the north line of said quarter-quarter section for a distance of 82.00 feet more or less to the centerline of the Little Cahaba River; said point being the point of beginning of the parcel herein described; from the point of beginning thus obtained; continue in an easterly direction along the same course as before and along the north line of said quarter-quarter section for a distance of 376.21 feet; thence turn an angle to the right of $88^{\circ}-14'-59''$ and run in a southerly direction for a distance of 250.34 feet; thence turn an angle to the left of $88^{\circ}-14'-59''$ and run in an easterly direction for a distance of 400.00 feet; thence turn an angle to the right of $88^{\circ}-14'-59''$ and run in a southerly direction for a distance of 65.00 feet; thence turn an angle to the right of $91^{\circ}-45'-01''$ and run in a westerly direction for a distance of 792.00 feet more or less to the centerline of the Little Cahaba River; thence run in a northerly direction along the centerline of said Little Cahaba River for a distance of 315.00 feet more or less to the point of beginning. Said parcel contains 3.37 acres more or less.

EXHIBIT A

ITEM A: Also an easement for access to the above property, being more particularly described as follows: Commence at the Northeast corner of the NW1/4-SE1/4 of Section 25, T18S, R2W, which corner is the POINT OF BEGINNING of the real estate described herein; thence South along the East line of said NW1/4-SE1/4 for a distance of 585.48, more or less, to the intersection of said East line with the Northerly right-of-way line of the existing County Road (Cahaba Beach Road); thence in a Northwesterly direction along the Northerly right-of-way line of said road to the point on said road which is 50 feet West of the East line of said NW1/4-SE1/4; thence in a Northerly direction and parallel to said East line to the South line of the SW1/4-NE1/4 of said Section 25; thence continue on the same course for a distance of 50 feet to a point; thence 90°00'00" right in an Easterly direction and parallel with said South line for a distance of 50 feet, more or less, to the point on the East line of said SW1/4-NE1/4 of Section 25 which is 50 feet North of the POINT OF BEGINNING; thence 90°00'00" to the right and along said East line for a distance of 50.00 feet to the POINT OF BEGINNING.

ITEM B: Also an easement for access to the above property, being 25 feet on each side of the following described center line: Commence at the Southwest corner of SE1/4-NE1/4 of Section 25, T18S, R2W; thence in a Northerly direction along the Westerly line of said 1/4-1/4 section, a distance of 25.02 feet to the beginning of herein described easement; thence 92°04'30" right, in an easterly direction, parallel to the Southerly line of said 1/4-1/4 section, a distance of 67.00 feet to the beginning of a curve to the left, having a radius of 148.70; thence in a Northeasterly direction along said curve, a distance of 114.06 feet to the end of said curve; thence in a Northeasterly direction along a tangent to said curve, a distance of 464.66 feet; thence in a Northeasterly direction along said curve, a distance of 117.55 feet to the end of said curve, and the beginning of a curve to the left, having a radius of 101.39 feet; thence in a Northeasterly direction along said curve, a distance of 123.01 feet to the end of said curve; thence in a Northeasterly direction along a line tangent to said curve, a distance of 257.46 feet to the beginning of a curve to the left having a radius of 390.30 feet; thence in a Northeasterly direction along said curve, a distance of 148.19 feet to the end of said curve, thence in a Northeasterly direction along a line tangent to said curve, a distance of 550.66 feet to a point on the Northerly line of said 1/4-1/4 section, said point being 184.00 feet West, more or less, of the Northeast corner of said 1/4-1/4 section, said point also being the end of herein described easement.

ITEM C: Also an easement for access to the above property, being 25 feet on each side of the following described center line: From the Southeast corner of the NE1/4-NE1/4 of Section 25, T18S, R2W proceed West along the South boundary of said 1/4-1/4 section line for a distance of 184.00 feet, more or less, to the beginning of a curve to the right, having a radius of 600.66 feet; thence in a Northeasterly direction along said curve a distance of 203.03 feet to the end of said curve, and the beginning of a curve to the left, having a radius of 280.00 feet; thence in a Northerly direction and Northwesterly direction along said curve a distance of 360.36 feet to the end of said curve, and the beginning of a curve to the left, having a radius of 170.00 feet; thence in a Northwesterly direction along said curve a distance of 208.99 feet to the end of said curve, and thence in a Northwesterly direction along said curve a distance of 80.00 feet; thence in a Northwesterly direction along said curve a distance of 100.00 feet, more or less, to a point on the South boundary of a parcel of land conveyed to James G. Henderson in Deed Book 342, at Page No. 619, said point also being the end to said easement.

The property and easements being contained on this plat or map are located in the NE1/4-NE1/4, SE1/4-NE1/4, SW1/4-NE1/4 and the NW1/4-SE1/4 in Section 25, Township 18 South, Range 2 West, Shelby County, Alabama.

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