

WARRANTY DEED

Send Tax Notice To: Sherman Holland, Jr.
P. O. Box 1008
Alabaster, Alabama 35007

STATE OF ALABAMA)
)
SHELBY COUNTY)

05/11/1994-15392
11:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SIXTY-FIVE THOUSAND AND 00/100 (\$ 65,000.00) DOLLARS, in cash, and to facilitate a Section 1031 Exchange under an integrated plan, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, WILLIAM V. DILLARD, A MARRIED MAN, (herein referred to as Grantor), grant, bargain, sell and convey unto SHERMAN HOLLAND, JR., (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southwest Quarter of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Commencing at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 24, Township 20 South, Range 3 West; thence easterly along the North line of said Quarter-Quarter run a distance of 413.97 feet; thence right 81 degrees 51 minutes 00 seconds and run a distance of 332.14 feet to the point of beginning; thence left 81 degrees 51 minutes 00 seconds and run a distance of 39.18 feet to the westerly right of way line of U. S. Highway 31 (200 feet R.O.W.); thence right 73 degrees 19 minutes 30 seconds and run along said right of way a distance of 147.69 feet; thence right 89 degrees 04 minutes 30 seconds and leaving said right of way run a distance of 74.44 feet; thence right 80 degrees 33 minutes 00 seconds and run a distance of 165.61 feet; thence right 98 degrees 09 minutes 00 seconds and run a distance of 12.7 feet to the point of beginning.

Subject to: 1. Ad Valorem Taxes for the year 1994, which said taxes are not due or payable until October 1, 1994. 2. Less and except any part of subject property lying within the right of way of a public road. 3. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 102, Page 315. 4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Volume 153, Page 833. 5. Permanent easement as described in that certain Resolution of the City of Pelham dated May 11, 1987.

THIS PROPERTY IS NOT NOW NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF GRANTOR HEREIN, HIS SPOUSE OR ANY MEMBER OF HIS FAMILY.

TO HAVE AND TO HOLD Unto the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors and

Inst # 1994-15392

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11th day of May, 1994.

William V. Dillard (SEAL)
William V. Dillard

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

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SHELBY COUNTY JUDGE OF PROBATE
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William V. Dillard, a married man, 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 11th day of May, 1994.

John Burdette Bates
Notary Public

This instrument was prepared by:

John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223