

PREPARED BY:  
DOUGLAS L. KEY, ATTORNEY  
2100 11TH AVENUE NORTH  
BIRMINGHAM, ALABAMA 35234  
(205) 581-0100

SEND TAX NOTICE TO:  
DOUGLAS L. KEY  
Post Office Box 360345  
Birmingham, Alabama 35236

**WARRANTY DEED**

**STATE OF ALABAMA}  
SHELBY COUNTY}**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of THREE HUNDRED FIFTY THOUSAND AND NO/100 Dollars (\$350,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, T. DANIEL BELSER, A MARRIED MAN, AND GERARD J. DURWARD, A MARRIED MAN, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DOUGLAS L. KEY, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

COMMENCE AT THE NE CORNER OF SW 1/4 OF NW 1/4 OF SECTION 31, TOWNSHIP 19, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, THENCE RUN WEST ALONG THE NORTH LINE OF SAID SW 1/4 OF THE NW 1/4 A DISTANCE OF 313.96 FEET; THENCE TURN AN ANGLE OF 99 DEG. 01 MIN. LEFT AND RUN A DISTANCE OF 175 FEET; THENCE TURN AN ANGLE OF 66 DEG. 06 MIN. RIGHT AND RUN A DISTANCE OF 224.93 FEET; THENCE TURN AN ANGLE OF 95 DEG. LEFT AND RUN A DISTANCE OF 104.71 FEET TO THE POINT OF BEGINNING OF SAID PLOT OF LAND, THENCE FROM SAID POINT OF BEGINNING CONTINUE TO RUN ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 157.065 FEET; THENCE TURN AN ANGLE OF 95 DEG. RIGHT AND RUN A DISTANCE OF 250 FEET; THENCE TURN AN ANGLE OF 85 DEG. RIGHT AND RUN A DISTANCE OF 157.065 FEET; THENCE TURN AN ANGLE OF 95 DEG. RIGHT AND RUN A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. Taxes for the year 1994, which are a lien but not yet due and payable until October 1, 1994.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 101, Page 502; Deed 145, Page 377; Deed 158, Page 558; and Deed 180, Page 288 in Probate Office.
3. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed 153, Page 295 and Deed 101, Page 250 in Probate Office.
4. Right(s)-of-Way(s) granted to State of Alabama by instrument(s) recorded in Deed 134, Page 249 in Probate Office.

THE HEREINABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE A PART OF THE HOMESTEAD OF THE HEREINABOVE NAMED GRANTORS AND THEIR SPOUSES.

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

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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.

06/28/1994-20394  
10:26 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 361.00

Inst # 1994-20394

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 22<sup>ND</sup> day of June, 1994.

WITNESS:

A. G. Borne

T. Daniel Belser (L.S.)  
T. DANIEL BELSER

A. G. Borne

Gerard J. Durward (L.S.)  
GERARD J. DURWARD

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that T. DANIEL BELSER, A MARRIED MAN, AND GERARD J. DURWARD, A MARRIED MAN, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22<sup>ND</sup> day of June, 1994.

Plaine H. Borne  
Notary Public

My Commission Expires: 10/31/94

Inst # 1994-20394

06/28/1994-20394  
10:26 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 361.00