

Send tax notice to:
Michael E. Stephens
813 Shades Creek Parkway, Suite 300
Birmingham, Alabama 35209

This instrument prepared by:
Charles A. J. Beavers, Jr.
Bradley, Arant, Rose & White
1400 Park Place Tower
2001 Park Place
Birmingham, Alabama 35203

STATE OF ALABAMA

SHELBY COUNTY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Eight Thousand Eight Hundred Thirty-Six and No/100 Dollars (\$128,836.00) in hand paid to William E. Dennis and wife, Mary Alice Dennis ("Grantors") by Michael E. Stephens ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the east 1/2 of the northeast 1/4 of Section 28, Township 19 South, Range 2 West, described as follows:

From the northeast corner of Section 28, Township 19 South, Range 2 West, run southerly along the east boundary line of said section 975.61 feet, more or less, to a point on the south right-of-way line of Cahaba Valley Road; thence turn an angle of 69 degrees 51 minutes to the right and run southwesterly along the south right-of-way line of said Cahaba Valley Road 267.28 feet to the point of beginning of the land herein described; thence continue southwesterly along the south right-of-way line of said road 286.72 feet; thence turn 87 degrees 54 minutes to the left and run southeasterly 389.8 feet; thence turn 102 degrees 24 minutes to the left and run northeasterly 108.15 feet; thence turn 38 degrees to the right and run southeasterly 55.64 feet; thence turn 97 degrees 33 minutes to the left and run northerly 421.89 feet to the point of beginning. This parcel of land being a part of the east 1/2 of the northeast 1/4 of Section 28, Township 19 South, Range 2 West, and includes all the land that lies between the south boundary lines of the above described land and the center of Bishop Creek; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto Grantee, his heirs and assigns forever; subject, however, to the following:

1. Current ad valorem taxes
2. Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 101, page 529; Deed 186, page 178; and Deed 141, page 172
3. Right(s)-of-way granted to Shelby County by instrument(s) recorded in Deed 135, page 19
4. Riparian rights of others, if any, with respect to any part of the land lying within Bishop Creek

Inst # 1994-20512

06/29/1994-20512
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 MCD 140

Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs and assigns shall, warrant and defend the same to Grantee, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on the 27th day of June, 1994.

William E. Dennis [SEAL]
William E. Dennis

Mary Alice Dennis [SEAL]
Mary Alice Dennis

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that William E. Dennis and wife, Mary Alice Dennis, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of June, 1994.

Edna Canell
Notary Public

[NOTARIAL SEAL]

My commission expires: 5/16/98