

15900

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

STATE OF ALABAMA )  
SHELBY COUNTY )

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That in consideration of ONE AND 00/100 (\$ 1.00) DOLLARS, other consideration heretofore paid and in partial fulfillment of an integrated plan to effect a Section 1031 tax free exchange, paid to WILLIAM V. DILLARD, A MARRIED MAN (hereinafter called Grantor), by SHERMAN HOLLAND, JR. (hereinafter called Grantee), the receipt of which the Grantor hereby acknowledges, the Grantor does hereby grant, bargain, sell and convey unto the Grantee in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the N 1/2 of the SW 1/4 of Section 25, Township 20 South, Range 3 West, more particularly described as follows: Commence at the N.E. Corner of the SW 1/4 of Section 25 and go South 88 Degrees 40 Minutes West along the North Boundary of said 1/4 Section 660.19 feet to an iron pin and the Point of Beginning; thence continue along previous course for 695.80 feet; thence South 01 Degree 20 Minutes East for 121.63 feet; thence South 88 Degrees 43 Minutes 49 Seconds West for 41.40 feet; thence South 13 Degrees 16 Minutes 02 Seconds West for 132.69 feet; thence South 88 Degrees 43 Minutes 49 Seconds West for 200.00 feet to the East Right of Way of U. S. Highway 31; thence run South 13 Degrees 13 Minutes West along said Right of Way for 56.97 feet; thence North 88 Degrees 43 Minutes 49 Seconds East for 994.85 feet to an existing iron pin; thence North 03 Degrees 10 Minutes 36 Seconds West for 306.26 feet to the Point of Beginning.

Subject to: 1. Ad Valorem Taxes for the Year 1995, which said taxes are not due or payable until October 1, 1995. 2. Easement granted to Young and Gravlee Properties as described in instrument recorded in Instrument 1992-31251. 3. 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 Deed Book 119, Page 83. 4. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 103, Page 55. 5. Condemnation for public road as shown by Probate Minutes Record Book 18, Page 521, as referred to in Deed Book 400, Page 137. 6. Agreement of Exoneration, Indemnity and Acceptance of Property "As Is" dated 5/20/92 by and between Michael D. Young and Marci D. Young and Roy Martin Construction Co., Inc. and F. Reid Long.

THIS PROPERTY IS NOT NOW, NOT HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF GRANTOR, HIS SPOUSE OR ANY MEMBER OF HIS FAMILY.

To have and to hold to the Grantee in fee simple, and to the

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AND NOTARY  
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Grantee's heirs and assigns forever, together with every contingent remainder and right of reversion.

The Grantor is not making any warranty, express or implied, in connection with the present or future condition of the above described real estate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of November, 1994.

*William V. Dillard*

William V. Dillard

STATE OF ALABAMA )  
                          )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William V. Dillard, 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 2nd day of November, 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

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