

Send Tax Notice To: Joe L. Tidmore, Brenda B. Tidmore, Charles
O. Tidmore and Beverly Joyce Tidmore
P. O. Box 1114
Columbiana, Alabama 35051

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$ 250,000.00) DOLLARS, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, SHERMAN HOLLAND, JR., A MARRIED MAN, herein referred to as Grantor, do grant, bargain, sell and convey unto JOE L. TIDMORE, BRENDA B. TIDMORE, CHARLES O. TIDMORE AND BEVERLY JOYCE TIDMORE, herein referred to as Grantees, the following described real property situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the SW Corner of the NE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West; thence run easterly along the south line of said 1/4-1/4 section a distance of 920.46 feet to a point on the northwesterly right-of-way line of the CSX Transportation Railroad right-of-way line; thence left 83 degrees 17 minutes 00 seconds along said right-of-way a distance of 154.88 feet to the POINT OF BEGINNING; thence continue along said right-of-way and the last described course a distance of 200.00 feet to a point on the southwesterly right-of-way line of Shelby County Highway No 66 (80' R.O.W.); thence left 83 degrees 12 minutes 00 seconds along said right-of-way a distance of 201.42 feet; thence left 96 degrees 48 minutes 00 seconds and leaving said right-of-way a distance of 223.85 feet; thence left 90 degrees 00 minutes 00 seconds a distance of 200.00 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. Right of Way granted to Alabama Power Company by instrument recorded in Volume 48, Page 826, in the Probate Office of Shelby County, Alabama. 3. Title to all minerals within and underlying the premises is expressly exempted from any warranty contained herein, but said minerals are hereby conveyed to the extent owned, if owned.

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

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the Grantees, their 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

Inst # 1994-34526

Inst # 1994-34526

11/18/1994-34526
03:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
02

Mike A

I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 18th day of November, 1994.


Sherman Holland, Jr.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherman Holland, Jr., 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 18th day of November, 1994.


Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

Inst # 1994-34526

11/18/1994-34526
03:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 263.00