

THIS INSTRUMENT WAS PREPARED BY: SEND TAX NOTICE TO:

Richard C. Shuleva, Attorney
P.O. Box 607
Pelham, Alabama 35124

Edwin B. Lumpkin, Jr.

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Million Seven Hundred Thousand Dollars (\$1,700,000.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Rollin L. Johnson, Jr., a married man, James Thomas Johnson aka James T. Johnson, a married man, Betty Jean Cline Pryor, a widow, Mary Lee Cline Martin, a widow, and Addie Smith, a widow, being all of the heirs at law of Mattie L. Johnson, deceased**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Edwin B. Lumpkin, Jr.**, herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land containing 20.19 acres more or less, located in the Southwest Quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of Section 31; thence run North along the Quarter line 827.48 feet to the Southerly Right-of-Way (R.O.W.) of Alabama Highway 119; thence continue North 90.33 feet to the Northerly R.O.W. of Highway 119; thence right 61 deg. 09 min. 23 sec. along said R.O.W. 96.03 feet to the point of beginning; thence left 87 deg. 44 min. 14 sec., 783.88 feet; thence left 82 deg. 13 min. 46 sec., 9.78 feet; thence continue Southwesterly along the same course 261.85 feet; thence continue Southwesterly along the same course 267.08 feet; thence left 8 deg. 00 min. 27 sec., 137.37 feet; thence left 8 deg. 03 min. 32 sec., 378.44 feet; thence right 41 deg. 54 min. 57 sec., 46.43 feet to the East R.O.W. of U.S. Highway No. 31; thence left 89 deg. 29 min. 44 sec., 30.00 feet; thence 90 deg. 00 min. left 210.00 feet; thence right 90 deg. 00 min. 00 sec., 60.00 feet; thence right 52 deg. 41 min. 46 sec., 264.01 feet to the Easterly R.O.W. of U.S. Highway 31; thence left 52 deg. 41 min. 46 sec. along said R.O.W. 97.57 feet; thence left 92 deg. 30 min. 54 sec., 343.43 feet; thence right 89 deg. 39 min. 35 sec., 249.77 feet to the Northerly R.O.W. of Highway 119, being a point on a curve to the left, concave to the Northwest, with a radius of 1869.89 feet, a central angle of 27 deg. 55 min. 20 sec. and a chord of 902.27 feet; thence left to the chord 111 deg. 06 min. 17 sec. and run Northeasterly along the arc length of 911.26 feet; thence continue tangent to said curve Northeasterly 229.43 feet to the point of beginning.

Subject to:

Title to that portion, if any, of the property, if any, within the bounds of Allen Road, if Allen Road is a public road.

Easement and right of way granted American Telephone & Telegraph Company recorded in Deed Book 168, page 405 (Parcel II).

Easement and release from damages granted Shelby County, Alabama as recorded in Deed Book 159, Page 482 (Parcel II).

Right of way granted Alabama Power Company recorded in Deed Book 101, Page 506; Deed Book 170, Page 258 and Deed Book 112, Page 513, and Agreement relating thereto recorded in Instrument #1994/03175 (Parcel II).

11/23/1994-34896
03:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12:50
002 SNA

Inst # 1994-34896

Existing billboards situated in Westerly portion of subject property as appears on Survey of Barton Carr, dated 10-14-94.

~~Eighteen inch RCP along Southerly property line as appears on Survey of Barton Carr, dated 10-14-94. Deleted~~

Sanitary sewer along Easterly property line as shown on Survey of Barton Carr dated 10-14-94.

The grantor herein, Mary Lee Cline Martin, is one and the same person as Mary Lee Martin, the Grantee in that certain deed recorded in Book 241, Page 164, in the Probate Office of Shelby County, Alabama.

The grantor herein, Betty Jean Cline Pryor, is one and the same person as Betty Jean Pryor, the Grantee in that certain deed recorded in Book 185, Page 263, in the Probate Office of Shelby County, Alabama.


The above described property does not constitute the homestead of the grantors herein. The grantors herein own other real property which does constitute homestead.

\$1,900,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said GRANTEES, their 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 22 day of Nov., 1994.


Rollin L. Johnson, Jr.


Mary Lee Cline Martin


James Thomas Johnson


Addle Smith


Betty Jean Cline Pryor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Rollin L. Johnson, Jr., a married man, James Thomas Johnson, a married man, Betty Jean Cline Pryor, a widow, Mary Lee Cline Martin, a widow, and Addle Smith, a widow, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of Nov., 1994.
11/8/98
My Commission Expires


Notary Public

Inst # 1994-34896

C:\WPDOCS\1-L20\JOHN-LUM.DED

11/23/1994-34896
03:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1994-34896