

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
Randall L. Real
Jennifer L. Real
2940 Coatbridge Lane
Birmingham, AL 35242

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

200,000.00

Corporation Form Warranty Deed/TWRQS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten Dollars (\$10.00)** and other good and valuable consideration to the undersigned grantor, CHURACRE, an Alabama General Partnership (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell, and convey unto **Randall L. Real and Jennifer L. Real** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

A parcel of land in the NE 1/4 of the NE 1/4 of Section 23, and in the NW 1/4 of the NW 1/4 of Section 24, Township 19 South, Range 1 West, described as follows:

From the NW corner of Section 24, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence East Along the North Boundary of Said Section 24, a distance of 755.0 feet; thence turn 107 degrees 39 minutes 20 seconds right and run 1371.31 feet to a point on South boundary of the NW 1/4 of the NW 1/4 of said Section 24; thence turn 72 degrees 57 minutes 41 seconds right and run 352.88 feet to the SE corner of the NE 1/4 of the NE 1/4 of Section 23, Township 19 South, Range 1 West; thence turn 01 degrees 42 minutes 13 seconds right and run 1179.0 feet along the South boundary of said NE 1/4 of the NE 1/4; thence turn 88 degrees 17 minutes 06 seconds right and run 1110.83 feet; thence turn 92 degrees 06 minutes 09 seconds right and run 1110.83 feet; thence turn 92 degrees 06 minutes 09 seconds right and run 422.92 feet; thence turn 90 degrees 00 minutes left and run 200.0 feet to a point on the North boundary of Section 23, Township 19 South, Range 1 West; thence turn 90 degrees 00 minutes right and run 749.0 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

ALSO: a 60 foot wide access easement situated in Sections 23 and 26, Township 19 South, Range 1 West, the center line of which is described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 19 South, Range 1, West and run south along the east line of said Quarter-Quarter a distance of 416.60 feet to the northern right of way of old Highway 280; thence turn an angle to the right of 268 degrees 28 minutes 00 seconds and run westerly along said right of way a distance of 847.60 feet; thence turn an angle to the right of 271 degrees 31 minutes 44 seconds and run 300.0 feet; thence turn an angle to the right of 180 degrees 13 minutes 57 seconds and run 299.95 feet; thence turn an angle to the right of 187 degrees 58 minutes 17 seconds and run 202.40 feet; thence turn an angle to the right of 171 degrees 47 minutes 00 seconds and run 157.85 feet; thence turn an angle to the right of 220 degrees 03 minutes 42 seconds and run 130.92 feet; thence turn an angle to the right of 191 degrees 20 minutes 55 seconds and run 374.05 feet; thence turn an angle to the right of 174 degrees 34 minutes 10 seconds and run 332.38 feet; thence turn an angle to the right of 184 degrees 53 minutes 33 seconds and run 179.76 feet; thence turn an angle to the right of 121 degrees 47 minutes 17 seconds and run 121.73 feet to the point of beginning; thence continue same course 148.90 feet; thence turn an angle to the right of 182 degrees 28 minutes 27 seconds and run 194.43 feet; thence turn an angle to the right of 210 degrees 39 minutes 45 seconds and run 637.41 feet; thence turn an angle to the right of 193 degrees 16 minutes 05 seconds and run 352.04 feet; thence turn an angle to the right of 188 degrees 06 minutes 38 seconds and run 399.77 feet to the end of said 60 easement.

Together with a Fifty foot wide (50') temporary non-exclusive easement for ingress and egress, to-wit: Commence at the point of intersection with the centerline of the above described sixty foot wide easement and the South boundary line of the NW 1/4 of the SE 1/4 of Section 23, Township 19 South, Range 1 West; thence run in a Northeasterly direction a distance of 25 feet along the centerline of said sixty foot wide easement to the point of beginning of the centerline of the herein desribed 50 foot wide easement; thence run in a westerly direction a distance of 442.84 feet along the southern boundary of the NW 1/4 of the NE 1/4 of Section 23, Township

12/14/1994-36563
10:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 RCU 61.00

Inst # 1994-36563

CLAYTON T. SWEENEY, ATTORNEY AT LAW

19 South, Range 1 West; thence turn 89 degrees 39 minutes 34 seconds right and run in a northerly direction a distance of 2615.76 feet along the west boundary of the NW1/4-SE1/4 and the SW1/4-NE1/4 along said centerline of said 50 foot easement to the South boundary of the NW 1/4 of the NE 1/4 of Section 23, Township 19 South, Range 1 West; thence 90 degrees 00 minutes 00 seconds to the right a distance of 1329.81900 feet along said centerline of said 50 foot easement along the South boundary of the NW 1/4 - NE 1/4; thence continue along the same course a distance of 150.8190 feet along said centerline of said easement to the Southwestern boundary of the property herein conveyed.

This Fifty foot (50") wide temporary non-exclusive easement for ingress and egress (Hereinafter called temporary easement) can be terminated by mutual consent in writing by the Grantor, its successors and assigns, and Grantees, their heirs and assigns, at such time as a more mutually advantageous Fifty (50') foot wide non-exclusive easement (hereinafter called Permanent easement) is granted by the Grantor, its successors and assigns and accepted by the Grantees, their heirs and assigns. The Temporary easement shall be terminated simultaneously with the Grantor's, its successors and assigns, conveyance and Grantees', their heirs and assigns, acceptance of the Permanent easement, with both the termination of the Temporary easement and the granting of the Permanent easement being recorded simultaneously.

Subject to:

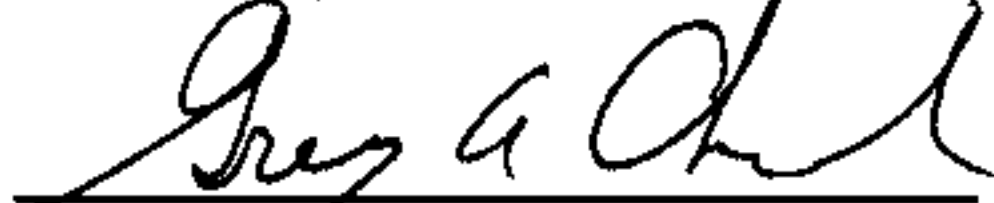
Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995.
Existing covenants and restrictions, easements and limitations of record.

\$150,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, CHURACRE, an Alabama General Partnership by its General Partner, Greg A. Church, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of November, 1994.

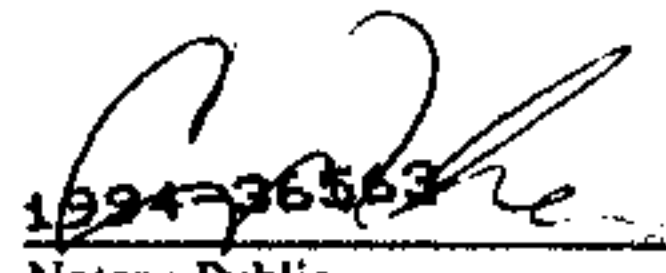
CHURACRE, an Alabama General Partnership


By Greg A. Church
Its General Partner

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Greg A. Church, whose name as General Partner of CHURACRE, an Alabama General Partnership, 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, as such General Partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this the 11th day of November, 1994

Inst # 
Notary Public

My Commission Expires:

5-29-95

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10:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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