

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

file # 321-1
Send Tax Notice To: SAVANNAH DEVELOPMENT, INC.
name 2086 Valleydale Terrace
Birmingham, Alabama 35244
address

WARRANTY DEED-

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-Four Thousand Two Hundred Sixty and No/100 (\$84,260.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,
or we, THOMAS WILEY STUBBS, JR., an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

SAVANNAH DEVELOPMENT, INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby
County, Alabama, to-wit:

See the attached Exhibit "A" for the legal description of the property conveyed herein
which is incorporated herein and made a part hereof.

SUBJECT TO:

1. Ad valorem taxes for the year 1995, which are a lien, but not yet due and payable until October 1, 1995.
2. Easements, rights-of-way and restrictions of record.

Thomas Wiley Stubbs, Jr. is the surviving grantee of that certain deed recorded in Deed Book 196, Page 548, in the Probate Office of Shelby County, Alabama; the other grantee, LaJuana Stubbs having died on or about June 16, 1994.

Inst # 1994-36644

12/15/1994-36644
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DDC MCD 95.50

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 hands(s) and seal(s), this 8th
day of December, 1994

(Seal)
THOMAS WILEY STUBBS, JR. (Seal)

General Acknowledgment

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS WILEY STUBBS, JR., an unmarried 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 8th day of December, A. D., 1994

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES Aug. 27, 1996.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

(Seal)
Notary Public

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EXHIBIT A
(Real Estate Description)

Two parcels of land situated in the SW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West in Shelby County, Alabama and more particularly described as follows:

PARCEL I:

Commence at the SE Corner of the SW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West; thence N 89deg-31'-54" W along the south line of said 1/4-1/4 section a distance of 689.12'; thence N 0deg-11'-15" W a distance of 9.57' to the southwesterly most corner of Lot 59 of A Resurvey of Lots 58, 59, and 60, Chadwick Sector 2, as recorded in Map Book 18, Page 61, in the Office of the Judge of Probate, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 89deg-54'-47" W a distance of 61.90'; thence S 87deg-06'-54" W a distance of 137.11'; thence N 81deg-18'-58" W a distance of 53.03'; thence N 85deg-45'-03" W a distance of 137.47'; thence S 89deg-47'-39" W a distance of 65.09'; thence N 0deg-28'-06" E a distance of 346.57'; thence S 86deg-14'-06" E a distance of 531.37' to the western boundary line of Lot 63 of Chadwick Sector 2, as recorded in Map Book 17, Page 127 in the Office of the Judge of Probate, Shelby County, Alabama; thence S 0deg-27'-44" W along the western boundary line of Lot 63, of said subdivision a distance of 63.93'; thence S 26deg-07'-07" W along the western boundary lines of Lots 62 and 61 of Chadwick Sector 2, and Lot 60 of A Resurvey of Lots 58, 59, and 60, Chadwick Sector 2, a distance of 179.08'; thence S 0deg-07'-36" W along the western boundary lines of Lots 60 and 59 of said subdivision a distance of 98.10' to the Point of Beginning.

PARCEL II:

Commence at the SE Corner of the SW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West; thence N 89deg-31'-54" W along the south line of said 1/4-1/4 section a distance of 689.12'; thence N 0deg-11'-15" W a distance of 9.57' to the southwesterly most corner of Lot 59 of A Resurvey of Lots 58, 59, and 60, Chadwick Sector 2, as recorded in Map Book 18, Page 61, in the Office of the Judge of Probate, Shelby County, Alabama; thence N 0deg-07'-36" E a distance of 98.10'; thence N 26deg-07'-07" E a distance of 179.08'; thence N 0deg-27'-44" E a distance of 63.93'; thence N 86deg-14'-06" W a distance of 723.08'; thence N 89deg-42'-43" W a distance of 68.12' to the POINT OF BEGINNING; thence continue along the last described course a distance of 31.74'; thence S 1deg-08'-46" E a distance of 44.56'; thence S 89deg-21'-41" E a distance of 30.49'; thence N 0deg-27'-44" E a distance of 44.73' to the Point of Beginning.

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