

Send Tax Notice To:

R. & K., L. L. C.
408 Business Center Drive
Birmingham, Alabama 35244

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 16th day of December, 1994 by Clayton-Bailey Properties, an Alabama general partnership (hereinafter referred to as the "Grantor"), to R. & K., L. L. C. (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS That in consideration of the sum of Sixty Thousand Four Hundred Fifty and 00/100 Dollars (\$60,450.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, the Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto the Grantee, its successors and assigns, the following described real estate, situated in the City of Pelham, Shelby County, Alabama, to-wit:

A parcel of land situated in the south half of the northwest quarter of the southwest quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, said parcel being more particularly described as follows:

Commence at the northwest corner of the northwest quarter of the southwest quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence proceed South 0° 19' 52" West along the west line of said northwest quarter of the southwest quarter, 654.74 feet to a point; thence proceed South 87° 49' 10" East, 758.14 feet to an iron pin set, said point also being THE POINT OF BEGINNING.

Thence continue along previous course, bearing South 87° 49' 10" East, 125.00 feet to an iron pin set; thence proceed South 2° 08' 18" West, 161.05 feet to an iron pin set; thence proceed North 87° 57' 28" West, 125.00 feet to an iron pin set; thence proceed North 2° 08' 18" East, 161.35 feet to THE POINT OF BEGINNING.

Said Parcel Containing ± 0.46 acres or ± 20,150 square feet.

This conveyance is subject to the following:

1. General and special taxes or assessments for 1995 and subsequent years not yet due and payable.
1994 Ad valorem Tax ID No. 58-10-9-31-3-001-011
2. Public easements as shown by recorded plat, including 10 feet on the South side as shown on survey by Sain South Engineering dated 10/20/87.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 168 Page 263 and amended in Real 220 Page 94 in Probate Office.
4. Transmission Line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 138 Page 51 in Probate Office.
5. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded as Instrument #1992-26839 in Probate Office.
6. Easement(s) to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 99 Page 474 in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 61 Page 9 and Deed 80 Page 325 in Probate Office.
8. Right(s) of Way(s) granted for telephone line, if any, by instrument(s) recorded in Deed Book 56 Page 296 in Probate Office.
9. Rights of others to use of private drive as shown on survey by Sain South Engineering dated 10/20/87.

TO HAVE AND TO HOLD, the aforegranted premises to the said Grantee, its successors and assigns forever.

And the Grantor for itself and for its successors and assigns, covenant with the said Grantee its successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; that said

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Inst # 1995-00300

premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the same aforesaid; and that the Grantor, its successors and assigns, shall warrant and defend said premises to the Grantee, its successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Clayton-Bailey Properties, an Alabama general partnership, acting through all of its partners, has caused this Warranty Deed to be executed this 16th day of December, 1994.

Clayton-Bailey Properties
an Alabama general partnership

By: Neil Bailey
Neil Bailey

By: Warren Bailey
Warren Bailey

By: Larry Clayton
Larry Clayton

Inst # 1995-00300

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public for the State of Alabama at Large do hereby certify that Neil Bailey, 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 said conveyance, he executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 16th day of December, 1994.

[Signature]
Notary Public

MY COMMISSION EXPIRES DECEMBER 31, 1995

My Commission Expires: _____

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public for the State of Alabama at Large do hereby certify that Warren Bailey, 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 said conveyance, he executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 16th day of December, 1994.

[Signature]
Notary Public

MY COMMISSION EXPIRES DECEMBER 31, 1995

My Commission Expires: _____

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public for the State of Alabama at Large do hereby certify that Larry Clayton, 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 said conveyance, he executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 16th day of December, 1994.

[Signature]
Notary Public

My Commission Expires: _____

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