

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:
(Name) Courtney Mason & Associates, P.C.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Jimmie H. Harvey
(Address) 715 Fairway Drive
Birmingham, Alabama 35213

WARRANTY DEED

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ninety Thousand and No/100ths (\$90,000.00) - - - - - DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
W. Carl Jernigan, a married individual
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
Jimmie H. Harvey, a married individual
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See legal attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights
of way, if any, of record.

Inst # 1995-01492

01/18/1995-01492
01:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 101.00

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN, AS DEFINED
BY THE CODE OF ALABAMA.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their
heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all
encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors
and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 11th
day of January, 19 95.

_____(Seal) W. Carl Jernigan _____(Seal)
_____(Seal) W. Carl Jernigan _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
Shelby County } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that W. Carl Jernigan, a married individual, whose name(s) 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11th day of January, 19 95
December 22, 1996 Merle H. Howard
My Commission Expires: Notary Public

Inst # 1995-01492

EXHIBIT "A"

Part of the NW 1/4 of the SE 1/4 of Section 7, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Begin at the NW corner of the NW 1/4 of the SE 1/4 of Section 7, Township 18 South, Range 1 East, Shelby County, Alabama and run South 00 deg. 27 min. 57 sec. East along the West line of said 1/4 1/4 section for 1063.31 (1053.01 Deed) to the Northwesterly corner of the property described in Deed 262 page 710, Shelby County, Alabama; thence left 106 deg. 03 min. and run North 73 deg. 28 min. 35 sec. East along the Northerly line of the property described in said Deed 262 page 710, for 1212.30 feet; thence left 73 deg. 26 min. and run North 00 deg. 02 min. 35 sec. East for 710.64 feet to the North line of said 1/4 1/4 Section; thence North 89 deg. 37 min. West along the North line of said 1/4 1/4 Section for 1171.44 feet to the point of beginning.

Also, A 15 foot irrevocable easement from the above described property to Shelby County Road No. 41 along the North property lines of the property described in Deed Books 247 page 439 and Deed Book 342 page 569, Shelby County, Alabama, said easement is for ingress and egress to the above described property and is over and across property presently owned by Joe A. Scotch and Peggy P. Scotch in Deed 230 page 723, Shelby County, Alabama.

Less and except Alabma Power Company easement or right of way running North and South across said described property.

All being situated in Shelby County, Alabama.

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