

SEND TAX NOTICE TO:

(Name) S & S Development, Inc.
365 Windemere Drive
(Address) Sterrett, AL. 35147

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, Alabama 35051

Form 1-1-21 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED NINETY-FIVE THOUSAND DOLLARS (\$195,000.00), of which
\$5,000.00 has been paid in cash and the balance secured by purchase money mortgage
executed simultaneously herewith

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

Louise Maske, a widow

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

S & S Development, Inc.

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

From the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 32, Township 19 South, Range 1 East, run South a distance of 111.98 feet to the point of beginning; thence right 00 degrees 07 minutes 31 seconds a distance of 94.53 feet; thence left 85 degrees 59 minutes 56 seconds a distance of 135.52 feet; thence left 15 degrees 07 minutes 13 seconds a distance of 559.69 feet to the West right of way line of County Road 51; thence right 83 degrees 27 minutes 52 seconds a distance of 1035.27 feet along the right of way of said road; thence along the tangent of a curve to the right having a radius of 1412.18 feet an arc distance of 102.69 feet; thence right from the tangent of said curve 91 degrees 34 minutes 51 seconds a distance of 267.82 feet; thence right 11 degrees 43 minutes 26 seconds a distance of 859.03 feet; thence left 46 degrees 50 minutes 41 seconds a distance of 243.06 feet; thence right 87 degrees 25 minutes 14 seconds a distance of 941.46 feet to the right of way of County Road 438; thence right 85 degrees 09 minutes 20 seconds to the tangent of a curve to the right having a radius of 1366.78 feet an arc distance of 579.85 feet to the tangent of a curve to the left having a radius of 1975.23 feet an arc distance of 516.79 feet; thence right from the tangent of said curve, leaving said right of way 42 degrees 19 minutes 49 seconds a distance of 146.33 feet to the point of beginning. According to survey of Van Marcus Peavy, RLS #16681, dated August 1, 1993.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1995 and subsequent years. 1995 ad valorem taxes are a lien but not due and payable until October 1, 1995.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 107, page 316; Deed Book 149, page 388; and Deed Book 150, page 85, in Probate Office.
3. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as excepted in Deed Book 149, page 576, in Probate Office.
4. Right of way for Shelby County Highway #51 and Highway #438.
5. Attention is drawn to the fact that the fences on the South side of the property do not necessarily reflect the property lines.

Louise Maske is the surviving grantee in that certain deed recorded in Deed Book 254, page 723 in Probate Office of Shelby County, Alabama; the other grantee, H.W. Maske, having died on or about June 11, 1972.

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

Inst # 1995-01723

01/20/1995-01723
03:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.00

Inst # 1995-01723

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 20th day of January, 1995.

Louise Maske (Seal)
(Louise Maske)

(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 Louise Maske, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January, A. D., 1995.

Lanice Brasher
Notary Public.

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