

#49,320.00

SEND TAX NOTICE TO:
Albert L. Pardue
1201 Arthurus Lane
Mobile, Alabama 36609

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, ALBERT L. PARDUE and MARIE M. PARDUE, husband and wife, hereinafter called the Grantors, in consideration of love and affection, and other good and valuable consideration to said Grantors, the receipt of which is hereby acknowledged by the Grantors, do hereby, subject to the matters and things hereinafter set forth, give, grant, bargain, sell and convey unto :

Albert L. Pardue, Jr., an undivided three percent (3%) interest;

Stephen C. Pardue, an undivided three percent (3%) interest; and

Richard M. Pardue, an undivided three percent (3%) interest;

in that certain real property situate, lying and being in the County of Shelby, State of Alabama, described as follows, to-wit:

Commence at the NW Corner of Section 30, Township 20 South, Range 2 West; thence East 1343.30' to the Point of Beginning; thence continue East 1452.25'; thence right 91 degrees 02' 33", 1319.74'; thence left 90 degrees 36' 48", 1310.02'; thence right 89 degrees 34' 53", 813.63' to the North R.O.W. of a Seaboard Coastline Railroad; thence right 44 degrees 33' 17", 698.68' along said R.O.W.; thence right 43 degrees 31' 57", 1173.58'; thence right 90 degrees 56' 42" 1320.00'; thence left 90 degrees 56' 42", 1119.83'; thence right 90 degrees 50' 36", 1314.60' to the Point of Beginning, less and except County Road 11 R.O.W. Said parcel contains 89.84 acres more or less;

Less and except:

Commence at the Southeast corner of the NE 1/4 of NW 1/4 of Section 30, Township 20 South, Range 2 West, and run thence North along the East line of said 1/4-1/4 a distance of 486 feet, more or less, to the North right of way line of Shelby County Road No. 11; thence run in a Southwesterly direction along said North right of way line a distance of 90 feet to a point; thence run North and parallel with the East line of said 1/4-1/4 a distance of 325 feet to a point; thence run Northeasterly and parallel with the North right of way line of said Road a distance of 90 feet to the East line of said 1/4-1/4; thence South along the East line of said 1/4-1/4 a distance of 325 feet to the point of beginning; being situated in the NE 1/4 of NW 1/4 of said Section 30;

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together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantees, their heirs and assigns forever.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS.

This conveyance is made subject to the following:

1. Any reservation of oil, gas and other minerals which may be of record, affecting the above described property.

2. Easements, restrictions, rights-of-way of record.

All recording references herein are to the records in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to taxes hereafter falling due, and except as herein otherwise provided, said Grantors do, for themselves and for their heirs, executors and administrators, hereby covenant with the Grantees herein, their heirs and assigns, that they are seized of an indefeasible estate in fee simple in and to said property; that said property is free and clear of all encumbrances, and that they will forever WARRANT AND DEFEND the title thereto, and the peaceable possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the 3rd day of March, 1995.

Albert L. Pardue (SEAL)
ALBERT L. PARDUE


Marie M. Pardue (SEAL)
MARIE M. PARDUE

STATE OF ALABAMA)

COUNTY OF MOBILE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Albert L. Pardue and Marie M. Pardue, husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of March, 1995.


NOTARY PUBLIC
MOBILE COUNTY, ALABAMA

My Commission Expires: 9/16/96

(NOTARIAL SEAL)

This instrument prepared by:

Steven C. Pearson, Esquire *SC*
Hamilton, Butler, Riddick, Tarlton & Sullivan, P.C.
Post Office Box 1743
Mobile, Alabama 36633-1743
(334) 432-7517

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