

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Kenneth Smith

(Address) 100 Heritage Rd

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-87 Rev. 1-88

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 TWENTY FIVE THOUSAND and no/100-----(\$125,000.00)

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

LEVERNE CARDEN, a single woman,

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

KENNETH W. SMITH, an unmarried man,

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

SEE ATTACHED EXHIBIT "A"

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights-of-way, and permits of record.

\$102,200.00 of the above recited purchase price was paid from a purchase money mortgage recorded simultaneously herewith.

Inst # 1995-09761

04/14/1995-09761
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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 34.00

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 13th day of April, 1995.

(Seal)

Leverne Carden
Leverne Carden (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leverne Carden, a single woman, 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 13th day of April, A. D., 1995.

Notary Public.

MY COMMISSION EXPIRES: 10/16/96

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EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the northwest corner of the NW 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama and run thence southerly along the west line of said quarter-quarter a distance of 357.21 feet to a point; thence turn 91 degrees 42 minutes 45 seconds left and run easterly 1,483.20 feet to a point on the east margin of Shelby County Highway No. #71 and the point of beginning of the property being described; thence continue along last described course 524.52 feet to a point; thence turn 143 degrees 51 minutes 25 seconds right and run southwesterly 229.07 feet to a point; thence turn 131 degrees 43 minutes 40 seconds left and run southeasterly 186.93 feet to a point; thence turn 12 degrees 55 minutes 40 seconds right and run southeasterly along the edge of Lay Lake 151.79 feet to a point; thence turn 57 degrees 50 minutes 13 seconds right and continue along the edge of Lay Lake 35.00 feet to a point; thence turn 68 degrees 00 minutes 00 seconds right and continue along edge of Lay Lake 110.07 feet to a point; thence turn 72 degrees 00 minutes 00 seconds left and run southerly along edge of Lay Lake 149.23 feet to a point in the centerline of a drainage ditch; thence turn 99 degrees 00 minutes 00 seconds right and run westerly along centerline of said ditch 190.61 feet to a point; thence turn 5 degrees 55 minutes 39 seconds left and continue along centerline of said ditch 158.57 feet to a point; thence turn 1 degree 32 minutes 10 seconds right and continue along centerline of said ditch 193.44 feet to a point; thence turn 23 degrees 09 minutes 38 seconds right and continue along centerline of said ditch 89.89 feet to a point; thence turn 14 degrees 51 minutes 26 seconds right and continue along centerline of said ditch 108.57 feet to a point; thence turn 23 degrees 25 minutes 25 seconds left and continue along centerline of said ditch 81.52 feet to a point on the easterly margin of said Shelby County Road No. #71; thence turn 113 degrees 24 minutes 15 seconds right and run northeasterly along said margin of said road 85.93 feet to the P.C. of a curve to the left; thence turn 5 degrees 50 minutes 58 seconds left to chord and run northeasterly along the chord of said curve a chord distance of 266.66 feet to the P.T. of said curve; thence turn 5 degrees 50 minutes 59 seconds left from chord and run along said margin of said road 124.10 feet to the point of beginning.

LESS AND EXCEPT:

PARCEL 3:

Commence at the southwest corner of the NW 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama and run thence easterly along the south line of said quarter-quarter a distance of 716.05 feet to a point; thence turn 35 degrees 55 minutes 28 seconds left and run northeasterly 1,045.95 feet to a point; thence turn 3 degrees 10 minutes 53 seconds right and continue northeasterly 112.43 feet to a point in the centerline of an eighteen foot wide asphalt roadway and the point of beginning of the property being described; thence turn 1 degree 47 minutes 55 seconds right and continue northeasterly along centerline of said roadway 192.29 feet to a point; thence turn 107 degrees 06 minutes 02 seconds left and run northwesterly 230.59 feet to a point; thence turn 88 degrees 18 minutes 41 seconds left and run southwesterly 134.46 feet to a point; thence turn 76 degrees 10 minutes 51 seconds left and run southeasterly 184.78 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr., PLS #9049, dated September 1, 1994.

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