

THIS INSTRUMENT WAS PREPARED BY:
A. DOZIER WILLIAMS, ATTORNEY
15 Office Park Circle, Suite 100
Birmingham, Alabama 35223
Phone: (205) 871-5050

SEND TAX NOTICE TO:
Joseph M. Dorough
4511 Cedar Lane
Pell City, Alabama 35125

CORPORATION WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

THAT IN CONSIDERATION OF THREE HUNDRED FIFTY THOUSAND AND NO/100 --
--(\$350,000.00) DOLLARS to the undersigned grantor, **BATCHELOR ENTERPRISES, INC.**, an Alabama Corporation, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **JACK R. DOROUGH** and wife, **HAZEL R. DOROUGH** and **JOSEPH M. DOROUGH** and wife, **SANDRA D. DOROUGH**, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama

A parcel of land situated in the West half of the Southwest quarter of Section 6, Township 20 South, Range 2 West in the East half of the Southeast quarter of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama more particularly described as follows:

Begin at the Southwest corner of said Section 6 and run thence Northwardly along the West line of said Section 6 for 1326.55 feet; thence turn left 72 degrees, 29 minutes and run Northwestwardly for 235.88 feet; thence turn right 4 degrees, 24 minutes, 30 seconds and continue Northwestwardly for 22.99 feet to a point on the Southeasterly right-of-way line of U.S. Highway No. 31; thence turn right 95 degrees, 34 minutes, 30 seconds and run Northeastwardly and along said Southeasterly right-of-way line for 266.55 feet; thence turn right 82 degrees, 43 minutes and run Southeastwardly for 217.80 feet; thence turn left 82 degrees, 43 minutes and run Northeastwardly for 18.14 feet; thence turn right 88 degrees, 53 minutes and run Southeastwardly for 165.79 feet to a point on the North line of the Southwest quarter of Southwest quarter of Section 6, Township 20 South, Range 2 West; thence turn left 24 degrees, 23 minutes and run Eastwardly and along said Northerly line for 611.92 feet; thence turn right 105 degrees, 47 minutes, 27 seconds and run Southwestwardly for 443.90 feet; thence turn right 15 degrees, 16 minutes, 27 seconds and run Southwestwardly for 619.94 feet; thence

Inst # 1995-11524

05/03/1995-11524
11:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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**Corporation Warranty Deed
Batchelor Enterprises, Inc. to
Dorough
Page 2**

turn 10 degrees, 38 minutes, 23 seconds right and continue Southwestwardly for 510.86 feet to the point of beginning.

Excepting and Reserving to said Grantor, its successors and assigns, a non exclusive easement over and through the above described property for ingress and egress, utilities and other uses of Grantor and it's successors to the remainder of the real property owned by Grantor, which adjoins the above described property on its easterly boundary, said easement to run from Highway 31 to the said remainder of Grantor's property and to coincide with a paved road to be constructed by the Grantees along the northern boundary of the above described property for the first approximately 300 feet or less for which portion of said easement Grantees and their successors assume and agree to be responsible for the maintenance of and any liabilities connected with same, and thereafter to consist of a 30 foot wide strip along the northern boundary of the property herein conveyed to the boundary of the property now being retained by Grantor.

SUBJECT TO THE FOLLOWING:

1. Ad valorem taxes for the tax year 1995, which said taxes are not due and payable until October 1, 1995.
2. Right of way in favor of Alabama Power Company in Volume 131, page 484; Volume 261, page 454 and Volume 101, page 508.
3. Right of way in favor of Shelby County, Alabama in Volume 102, page 462.
4. Oil, gas and mineral and mining rights and all rights incident thereto including release of damages are not insured herein.
5. A 100 foot wide Alabama Power Company major transmission line as shown on the survey of Donald L. Hadden, dated 2-2-1995 and recorded in Book 261, page 454.

\$350,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

Corporation Warranty Deed
Batchelor Enterprises, Inc. to
Dorough
Page 3

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of April, 1995.

BATCHELOR ENTERPRISES, INC.

BY: *Dorothy W. Batchelor*
DOROTHY W. BATCHELOR
ITS PRESIDENT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dorothy W. Batchelor, whose name as President of Batchelor Enterprises, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 12th day of April, 1995.

A. R. Jones Williams
NOTARY PUBLIC

Inst # 1995-11524)

*My Rec
Inst # 1995-10113*

05/03/1995-11524
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