

SEND TAX NOTICE TO:

(Name) B. B. Alexander
13646 HWY 25
(Address) CALERA, ALA 35040

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 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 FIFTEEN THOUSAND AND NO/100 (\$115,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Hollins J. Hilyer and wife, Norma Jean Hilyer

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

B. B. Alexander

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

PROPERTY BEING DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND
MADE PART AND PARCEL HEREOF AS FULLY AS IF SET OUT HEREIN,
WHICH SAID EXHIBIT IS SIGNED FOR THE PURPOSE OF IDENTIFICATION.

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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, we have hereunto set our hands(s) and seal(s), this 20th
day of June, 19 95.

(Seal)

Hollins J. Hilyer

(Seal)

(Seal)

Norma Jean Hilyer

(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 Hollins J. Hilyer and wife, Norma Jean Hilyer
whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 20th day of June, A. D., 19 95

Conway H. Fowler Jr.

Notary Public.

Inst # 1995-16127

EXHIBIT "A"

PARCEL I:

A tract of Sections 13 & 14, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at a Gulf States Paper Co. concrete post, marked as the SW corner of the SW 1/4 of the NW 1/4 of Section 13, Township 22 South, Range 2 West; thence run west a distance of 80.04 feet to a point on the SE right-of-way line of Ala. State Hwy. No. 25 (33.00 feet from centerline), said point being a distance of 1247.46 feet North, along said right-of-way line, from the North right-of-way line of the Southern Railroad, and the point of beginning; thence turn an angle of 130 degrees 22 minutes 38 seconds to the right and run along said right-of-way line a distance of 250.00 feet; thence turn an angle of 90 degrees 11 minutes 12 seconds to the right and run a distance of 546.71 feet to a point on a right-of-way curve of the Southern Railroad; thence run an angle of 84 degrees 56 minutes 10 seconds to the right to the tangent of said right-of-way curve, and run along said right-of-way curve (whose delta angle is 18 degrees 22 minutes 46 seconds to the right, radius is 779.35 feet, tangent distance is 126.08 feet, length of arc is 250.00 feet) to a point on a right-of-way curve; thence turn an angle of 87 degrees 51 minutes 21 seconds to the right from tangent of said curve and run a distance of 527.99 feet, to the point of beginning. Situated in the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 14, and the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 13, all in Township 22 South, Range 2 West, Shelby County, Alabama. Situated in Shelby County, Alabama. According to the survey of Frank W. Wheeler, Ala. Reg. L.S. No. 3385, dated December 1, 1981.

PARCEL II:

The Southerly 4.33 acres of the 5.2 acres of land situated in the SW 1/4 of NW 1/4 and NW 1/4 of SW 1/4, Section 13, Township 22 South, Range 2 West. This parcel is 365.22 feet on the Easterly side adjoining the railroad right of way; 364.00 feet on the Westerly side adjoining the Highway #25 South right of way line; 546.71 feet on the Southerly side adjoining the Danny Hilyer property and 487.97 feet on the Northerly side.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1995 and subsequent years. 1995 ad valorem taxes are a lien but not due and payable until October 1, 1995.
2. Rights of way for road to Shelby County as recorded in Deed Book 86, Page 215, and in Deed Book 108, Page 416, in Probate Office.
3. Oil, gas and mineral lease, dated June 12, 1979, recorded in Deed Book 321, Page 619, et seq. in said Probate Office.
4. Permit to Alabama Power Company recorded in Deed Book 98, Page 189, in said Probate Office.
5. Title to minerals and mining rights to a portion of subject lands and all related rights pertaining thereto, as excepted in Deed Book 324, Page 335, in Probate Office.

SIGNED FOR IDENTIFICATION:


Hollins J. Hilyer


Norma Jean Hilyer

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