

THIS INSTRUMENT WAS PREPARED BY:
Charles L. Denaburg, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Birmingham Realty Company,
an Alabama Corporation
2118 First Avenue North
Birmingham, AL 35203

Inst # 1995-18906

07/18/1995-18906
11:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
175.50
003 MCD

GENERAL WARRANTY DEED

THE STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION, (\$10.00) DOLLARS, in hand paid to the undersigned, Gary Allen Ledbetter, a married man, Roy Wayne Ledbetter, a married man, Gail L. Whatley, a married woman and Ray Ledbetter, Jr. a married man, (hereinafter referred to as "GRANTORS"), by Birmingham Realty Company, an Alabama Corporation, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

A parcel of land situated in the North 1/2 of the NW 1/4 of Section 35, Township 17 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of Section 35, Township 17 South, Range 1 East and run in an Easterly direction along the North line of said Section a distance of 2651.14 feet to the Northeast corner of the NE 1/4 of the NW 1/4 of Section 35, Township 17 South, Range 1 East; thence 90 degrees 12 minutes 40 seconds to the right in a Southerly direction along the East line of said 1/4 1/4 section a distance of 1327.12 feet to the Southeast corner of said 1/4 1/4 section; thence 90 degrees 00 minutes 21 seconds to the right in a Westerly direction along the South line of said 1/4 1/4 section a distance of 444.07 feet to a point on the Northeasterly right of way line of Shelby County Road No. 101; thence 90 degrees 42 minutes 30 seconds to the right in a Northwesterly direction along the Northeasterly right of way line of said road a distance of 413.21 feet to the P.C. (point of curve) of a curve to the left having a radius of 756.20 feet and a central angle of 64 degrees 08 minutes 38 seconds; thence in a Northwesterly direction along the Northeasterly right of way line of said road and along the arc of said curve a distance of 846.58 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Northwesterly direction along the Northeasterly right of way line of said road a distance of 238.53 feet to the P.C. (point of curve) of a curve to the left having a radius of 1949.56 feet and a central angle of 23 degrees 54 minutes 54 seconds; thence in a Northwesterly, Westerly and Southwesterly direction along the Northeasterly, Northerly and Northwesterly right of way line of said road and along the arc of said curve a distance of 813.86 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Southwesterly direction along the Northwesterly right of way line of said road a distance of 581.05 feet to a point on the West line of Section 35, Township 17 South, Range 1 East; thence 97 degrees 27 minutes 43 seconds to the right in a Northerly direction along the east line of said Section a distance of 248.02 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1995.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed 131, Page 138 in Probate Office.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 116, Page 435 in Probate Office.

"NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANTORS, NOR THE GRANTOR'S SPOUSES".

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

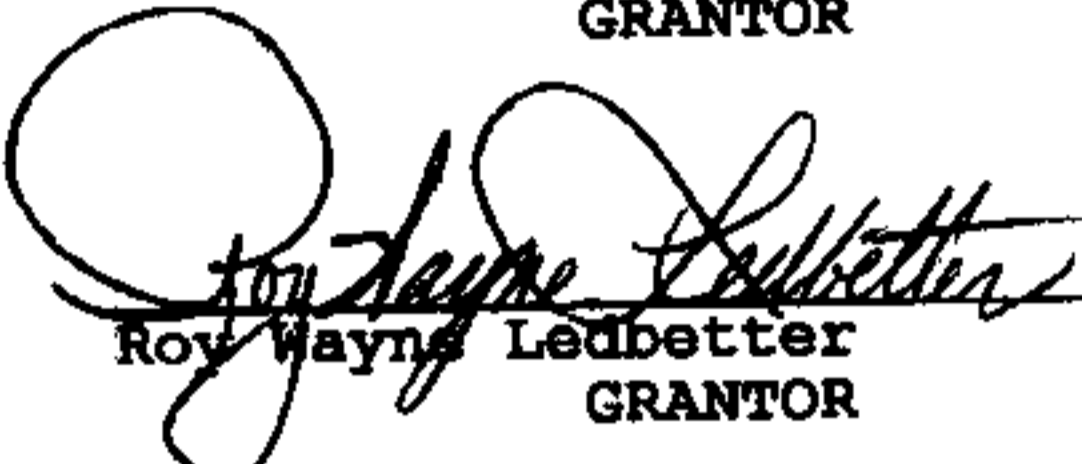
And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its successors and


assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17th day of July, 1995.

 (SEAL)
Gary Allen Ledbetter
GRANTOR

 (SEAL)
Roy Wayne Ledbetter
GRANTOR

 (SEAL)
Gail L. Whatley
GRANTOR

 (SEAL)
Ray Ledbetter, Jr.
GRANTOR

THE STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Gary Allen Ledbetter, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of July, 1995.


NOTARY PUBLIC

My commission expires: 4/28/98

THE STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Roy Wayne Ledbetter, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of July, 1995.



NOTARY PUBLIC

My commission expires: 4/24/98

THE STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Gail L. Whatley, a married 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 17th day of July, 1995.



NOTARY PUBLIC

My commission expires: 4/28/98

THE STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ray Ledbetter, Jr., a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of July, 1995.



NOTARY PUBLIC

My commission expires: 4/24/98

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