

Send Tax Notice To:

Michael R. Summers
7341 Cahaba Valley Road
Birmingham, Alabama 35242

Inst # 1995-22015

STATE OF ALABAMA)
:
SHELBY COUNTY)

WARRANTY DEED OF EXCHANGE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned **VIRGINIA PROCTOR BIGLER**, an unmarried woman (herein called the "Grantor"), for and in consideration of the sum of One Hundred and No/100 Dollars (\$100.00) and other good and valuable consideration, in hand paid to the Grantor by **MICHAEL R. SUMMERS** (herein called the "Grantee"), the receipt and sufficiency of which consideration are hereby acknowledged, does hereby grant, bargain, sell and convey to the Grantee as such trustees an undivided 60% interest in the land described on Exhibit A attached hereto and incorporated herein, together with all improvements thereon, situated in Shelby County, Alabama, subject, however, to the following:

(a) the lien for ad valorem taxes for the tax year beginning October 1, 1994; and

(b) all restrictions, reservations, easements, rights-of-way and encumbrances appearing of record.

TO HAVE AND TO HOLD unto the Grantee and his successors, assigns, heirs and legal representatives in fee simple forever.

The Grantor does hereby covenant with the Grantee that she is lawfully seized in fee simple of said land; that said land is free from all encumbrances except as aforesaid; that she has a good right to sell and convey said land to the Grantee and that she will warrant and defend said land unto the Grantee and his successors, assigns, heirs and legal representatives forever, against the lawful claims of all persons, except those claiming under the aforesaid encumbrances.

08/11/1995-22015
04:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

The Grantor and the Grantee have agreed to exchange certain real property in a transaction which qualifies as a like-kind exchange under Section 1031 of the Internal Revenue Code, as amended.

23rd IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on this day of June, 1995.

Virginia Proctor Bigler (SEAL)
Virginia Proctor Bigler

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that VIRGINIA PROCTOR BIGLER, an unmarried woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office, this 23rd day of June, 1995.

Meade Whitaker, Jr.
Notary Public

[NOTARIAL SEAL]

My Commission Expires: 3/26/99

This instrument was prepared by:

Meade Whitaker, Jr.
2500 SouthTrust Tower
Birmingham, Alabama 35203

EXHIBIT A

Commence for the Point of Beginning at the western-most corner of Lot 2 of Bigler's Resurvey as recorded at the Shelby County Probate Records in Map Book 8, Page 106 (said point being the common corner of Lots 2 and 3 of Bigler's Resurvey); run thence in a southeasterly direction along the south line of said Lot 2 for 2168.83 feet to an existing rebar found; thence turn an interior angle right of 102 Degrees 44 Minutes 38 Seconds and run in a northeasterly direction along the east line of said Lot 2 for 138.27 feet to a capped rebar set; thence turn an interior angle right of 77 Degrees 15 Minutes 22 Seconds and run in a northwesterly direction for 2205.29 feet to the east right-of-way of Shelby County Highway #119 and a capped rebar set; thence turn an interior angle right of 87 Degrees 28 Minutes 11 Seconds and run southwesterly along said east right-of-way for 135.0 feet to an existing rebar found and the Point of Beginning. Said land being the south 6.77 acres of Lot 2 of Bigler's Resurvey and being in Sections 28 and 29, Township 18 South, Range 1 West, Shelby County, Alabama.

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