

Send Tax Notice to:
Clyde W. Pearce, Jr. and
J. Wray Pearce
2129 1st Avenue North
Birmingham, AL 35203

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED

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

That in consideration of THREE HUNDRED SEVENTEEN THOUSAND, FIVE HUNDRED & NO/100 (\$317,500.00) DOLLARS

to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jack C. Acton, Jr., an unmarried man
Tammy C. Acton Dixon, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Clyde W. Pearce, Jr. and J. Wray Pearce

(herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama to-wit:

From the Northeast corner of Section 36, Township 19 South, Range 3 West, go South 03 deg. 30 min. 00 sec. East along the East line of Section 36 a distance of 550.00 feet; thence South 72 deg. 50 min. 37 sec. West a distance of 336.82 feet to an Iron for a point of beginning; thence South 72 deg. 50 min. 37 sec. West a distance of 116.75 feet to an Iron; thence South 32 deg. 22 min. 28 sec. East a distance of 375.00 feet to an Iron; thence South 74 deg. West a distance of 59.00 feet to an Iron on the Northeast-erly right of way of Old Montgomery Highway; thence South 63 deg. 51 min. 05 sec. East along said right of way a distance of 98.77 feet to an Iron; thence North 66 deg. 52 min. 31 sec. East a distance of 190.07 feet to an Iron on the Southeasterly right of way line of Alabama Highway 31; thence left along said right of way, along the arc of a curve to the right which has a radius of 2009.86 feet, a delta angle of 08 deg. 48 min. 09 sec., a chord bearing of North 16 deg. 16 min. 41 sec. West and a chord of 308.47 feet, a distance along said arc of 308.78 feet; thence South 72 deg. 42 min. 31 sec. West a distance of 200.01 feet to an Iron; thence North 10 deg. 32 min. 29 sec. West a distance of 101.35 feet to the point of beginning. Containing 1.93 acres and lying in the NE 1/4 of the NE 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama. According to survey of Watkins Engineering Consultants, Inc.

Inst # 1995-23032

08/22/1995-23032
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 328.50

Inst # 1995-23032

SUBJECT TO THE FOLLOWING:

1. Taxes for 1995 and subsequent years.
2. Permits to Alabama Power Company as recorded in Deed Book 101, page 569; Deed Book 185, page 450 and Deed Book 251, page 510 in the Probate Office of Shelby County.
3. Right of Way to Shelby County as recorded in Deed Book 102, page 441 in said Probate Office.
4. Title to minerals underlying caption lands with mining rights and privileges belonging thereto as recorded in Deed Book 132, page 168 in said Probate Office.

The above described property constitutes no part of the homestead of the grantors or their spouse.


Tammy C. Acton is one and the same person as Tammy C. Acton Dixon, and Tammy Christine Acton Dixon.

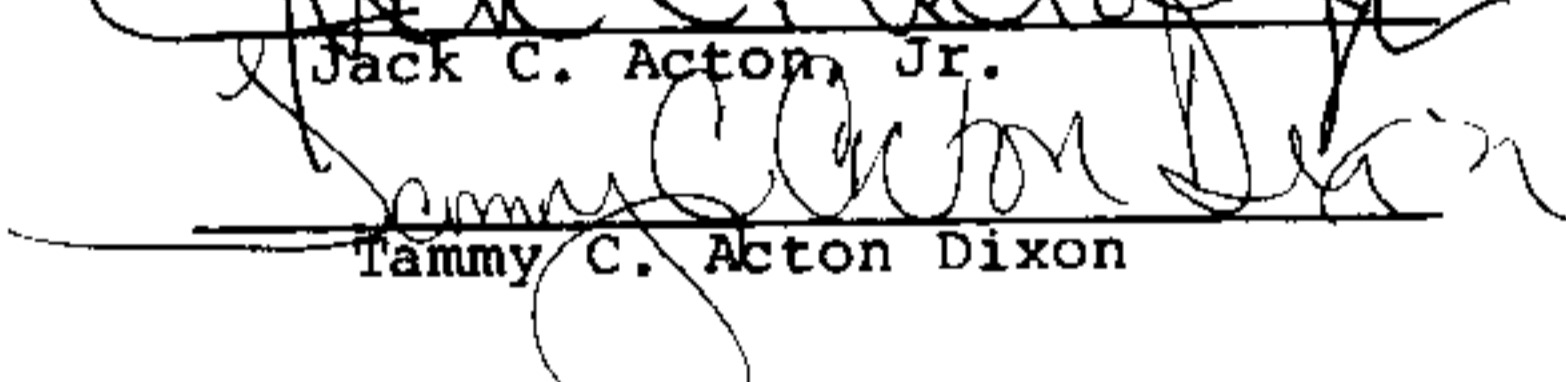
The intent of this deed is to convey all that parcel of real estate along U. S. Highway 31 South in Shelby County, Alabama, which is owned jointly by Tammy Christine Acton Dixon and Jack C. Acton, Jr., whether or not correctly described herein.

TO HAVE AND TO HOLD to the said grantee, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21st day of August, 1995.



Jack C. Acton, Jr.


Tammy C. Acton Dixon

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack C. Acton, Jr. and Tammy C. Acton Dixon, whose names 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 21st day of August, 1995.



Notary Public

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