

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
Suite 200-A, 100 Vestavia Office Park  
Birmingham, Alabama 35216

Send Tax Notice To:

SAMUEL E. ELLIS & T. WAYNE TERRY  
1901 MONTVALLO RD  
ALABAMA AL  
35007

WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Twenty-Six Thousand Seven Hundred Thirty-Two and No/100 Dollars (\$126,732.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, REX B. HALL, \_\_\_\_\_ married (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto SAMUEL E. ELLIS and T. WAYNE TERRY (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBITS "A" (2 PAGES) AND "B" ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

SUBJECT TO: (1) Taxes due in the year 1996 and thereafter; (2) Easements, restrictions, and rights of way of record.

The Property conveyed herein is not the homestead of the Grantor.

TO HAVE AND TO HOLD to the said Grantee, their successors and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, REX B. HALL, has hereunto set his hand and seal, this the 29 day of SEPTEMBER, 1995.

  
\_\_\_\_\_  
REX B. HALL

STATE OF ALABAMA )

COUNTY OF JACKSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that REX B. HALL, 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 foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29 day of SEPTEMBER, 1995.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 3-1-98

EXHIBIT 'A' PAGE 1 OF 2 6  
HALL TO ELLIS AND TERRY

PARCEL I

A parcel of land in the NW 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of the SW 1/4 of the NW 1/4 of Section 14, thence run North along the East 1/2 1/4 1/4 line 1370.41 feet to a point on the North right of way of Shelby County Highway No. 26; thence turn left 84 deg. 11 min. 00 sec. and run West 31.06 feet along said right of way; thence turn right 11 deg. 18 min. 55 sec. and run Northwest 152.97 feet along the proposed new right of way of Highway No. 26 to the point of beginning; thence turn left 11 deg. 17 min. 35 sec. and run Northwest 100.00 feet along the proposed new right of way of Highway No. 26; thence turn right 62 deg. 55 min. 16 sec. and run Northwest 80.00 feet to a point on a clockwise curve on the proposed new right of way of Alabama Highway No. 119, said curve having a Delta Angle of 00 deg. 37 min. 16 sec. and a radius of 15,315.46 feet and a Chord of 166.00 feet; thence turn right 43 deg. 11 min. 25 sec. to the Chord and run Northeast along the arc of said curve 166.00 feet; thence turn right 90 deg. 00 min. 00 sec. from the Chord of said curve and run Southeast 150.83 feet; thence turn right 90 deg. 00 min. 00 sec. and run Southwest 196.58 feet to the point of beginning; being situated in Shelby County, Alabama.

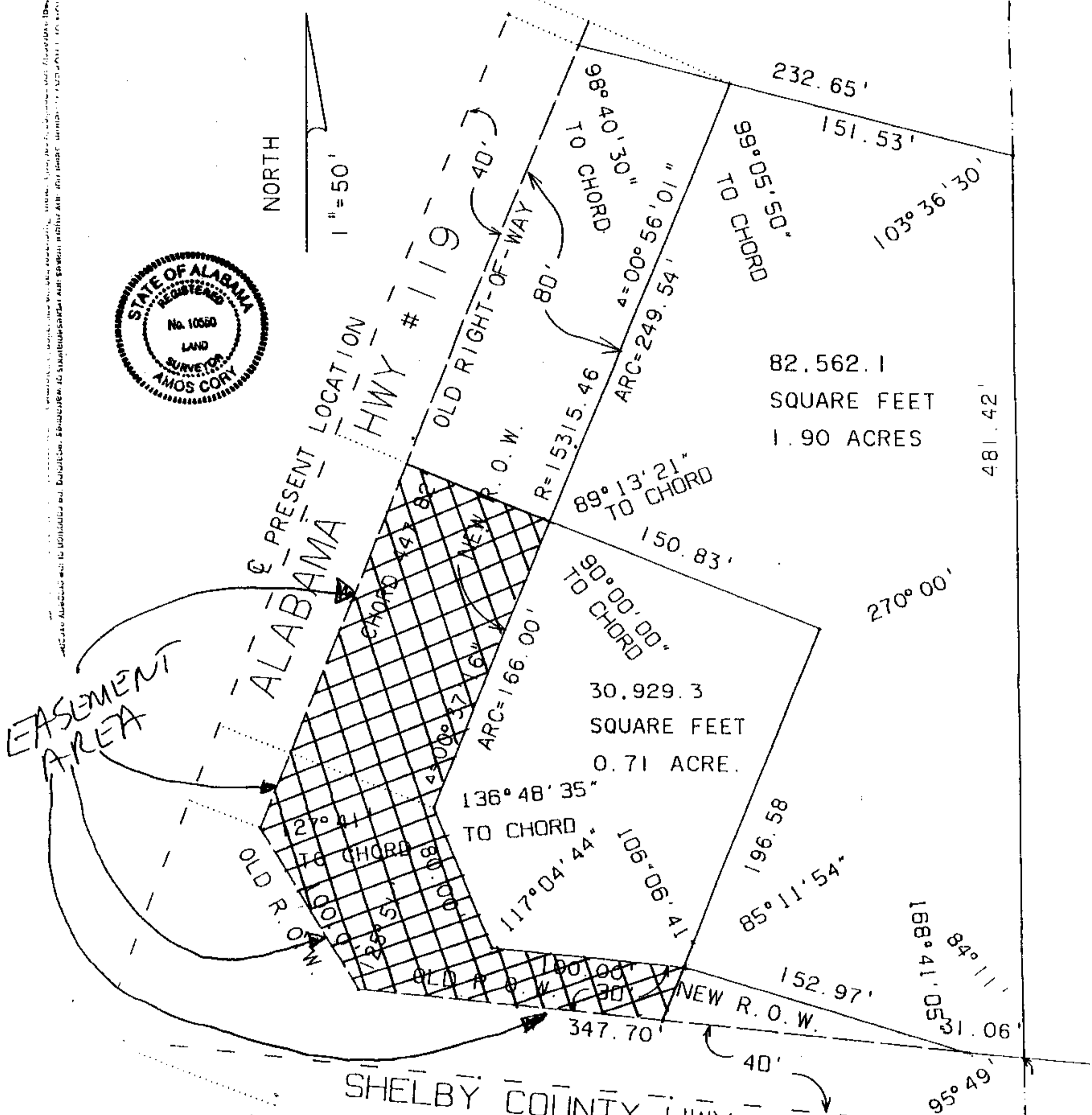
PARCEL II LEASEMENT (SEE EXHIBIT B)

Commence at the Southeast corner of SW 1/4 of NW 1/4 of Section 14, Township 21 South, Range 3 West; thence North along the East boundary of said 1/4 1/4 Section and the extension thereof 1370.41 feet to the North right of way line at New County Road which is the point of beginning; thence continue same course 481.42 feet; thence 76 deg. 23 min. left 232.65 feet to the East right of way line of State Highway; thence 81 deg. 19 1/2 min. left 447.70 feet along chord of curve of said highway, this chord being subtended by arc 447.83 feet long of a curve having a radius of 15,395.46 feet and a central angle of 1 deg. 40 min.; thence 52 deg. 19 min. left from said chord 100.0 feet along right of way line to North right of way 347.70 feet to the point of beginning.  
All being situated in Shelby County, Alabama.

# EXHIBIT 'A' PAGE 2 OF 2

## HALL TO ELLIS AND TERRY

6



82,562.1  
SQUARE FEET  
1.90 ACRES

30,929.3  
SQUARE FEET  
0.71 ACRE.

AMOS CORY & ASSOCIATES  
3120 HIGHWAY 52, WEST  
PELHAM, AL 35124  
PHO (205) 663-9379  
FAX (205) 663-9155  
16 AUGUST 1995  
JOB# 385-95

*Amos Cory*  
P.L.S. # 10550

SOUTHEAST CORNER  
S.W. 1/4-N.W. 1/4  
14 - 21 S - 3 W  
SHELBY CO., AL.

1370.41'

2

**EXHIBIT "B"**  
**HALL TO ELLIS AND TERRY**

Parcel II as a perpetual, non exclusive easement for vehicular and pedestrian ingress and egress and for utilities over, across and under Parcel II, said easement running with the land, but however, said easement shall be limited to that portion of Parcel II as set out on Exhibit "A" (page 2 of 2) and depicted with cross hatching. Further, it is expressly understood between Grantor and Grantees that the Property concerned by this easement is subject to condemnation for the widening of Alabama Highway 119 and Shelby County Highway 26. In conjunction with such condemnation, it is expressly understood between the parties that; (i) Grantor shall be entitled to all condemnation awards to the exclusion of Grantees; and (ii) to the extent this easement is a part of the condemned property, this easement shall expire so long as and to the extent that Parcel I has access to the revised Alabama Highway 119 and Shelby County Highway 26; and (iii) Grantee shall have no claim against Grantor for disruption of access to Parcel I during any construction associated with such condemnation; and (iv) it shall be the responsibility of Grantees to obtain approval from the appropriate governmental agencies with respect to access to Parcel I before, during and after such condemnation and any construction associated therewith.

Inst # 1995-28023

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10/06/1995-28023  
01:27 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MEL 143.00