

This instrument was prepared by: Send Tax Notice to:

Mark E. Hoffman, Esquire  
1300 20th Street South, Suite 302  
Birmingham, Alabama 35205

Robert J. Dow  
2155 Old Rocky Ridge Road  
Hoover, Alabama 35216

GENERAL WARRANTY DEED

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

That in consideration of ONE HUNDRED SIX THOUSAND FIVE HUNDRED EIGHTY-TWO and 00/100 DOLLARS (\$106,582.00) to the undersigned GRANTOR, SOUTHERN SEEDING SERVICES, INC., an Alabama Corporation, (herein referred to as "Grantor") in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto ROBERT J. DOW, a married man, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

A parcel of land situated in the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, said point being the point of beginning; thence proceed in a Northerly direction along the East line of said Section 12 for 751.83 feet to an iron pin set; thence with a deflection left of 82 degrees, 48 minutes, 22 seconds, proceed in a Northwesterly direction for 686.04 feet to an iron pin set on the Southeasterly right of way line of Shelby County Road #26; said right of way being in a curve to the right; said curve having a central angle of 33 degrees, 06 minutes, 01 seconds, a radius of 994.83 feet and a chord of 571.53 feet; thence with a deflection left of 68 degrees, 34 minutes, 04 seconds from tangent of said curve and leaving said right of way, proceed in a Southeasterly direction for 343.75 feet to an iron pin set on the South line of said Southeast 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence with a deft deflection of 65 degrees, 38 minutes, 32 seconds, proceed in an Easterly direction along the South line of said Section 12 for 824.18 feet to the point of beginning.

Subject to:

1. Taxes and assessments for the year 1996, and subsequent years, which are not yet due and payable.
2. Right of Way granted to Alabama Power Company by instrument recorded in Volume 142, page 89 and Volume 205, page 662, in the Probate Office of Shelby County, Alabama.
3. Less and except any part lying within a public road or railroad right of way.

\$26,582.00 of the Purchase Price was paid by a Real Estate Mortgage Note executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns, forever.

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And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its PRESIDENT, who is authorized to execute this conveyance, hereto sets its signature and seal, this the 10<sup>th</sup> day of October, 1995.

SOUTHERN SEEDING SERVICES, INC.

By: E. D. Haney  
Its President

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that E. D. Haney whose name as President of SOUTHERN SEEDING SERVICES, INC., an Alabama corporation, 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, E. D. Haney as such President of SOUTHERN SEEDING SERVICES, INC. and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 10<sup>th</sup> day of October, 1995.

Judy C. Wayley  
Notary Public  
My Commission Expires 4/13/97

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