

Grantee's Address:  
P.O. Box 380623  
Birmingham, Al 35238-0623

This instrument was prepared by

**HARRISON, CONWILL, HARRISON & JUSTICE**  
P. O. Box 557  
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty-Five Thousand and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Ralph H. Carpenter and wife, Mary B. Carpenter  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
All South Trailer Sales & Leasing, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
SHELBY County, Alabama, to-wit:

A parcel of land situated in the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 23, Township 22 South, Range 1 East, more particularly described as follows: Begin at the SW corner of the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 23, Township 22 South, Range 1 East; thence run Northerly along the West line thereof 823.40 feet to the Southerly right-of-way of a paved county road; thence 78 deg. 39 min. 09 sec. right run along said right-of-way 623.27 feet to a point of curve to the right, having a radius of 523.09 feet and a central angle of 409 deg. 54 min. 20 sec; thence run along said right-of-way and said curve 373.45 feet; thence continue along the last described course 126.56 feet; thence 6 deg. 40 min. 39 sec. right run 237.32 feet to the Northerly right-of-way of another county road; thence 89 deg. 54 min. 08 sec. right run along said right-of-way 327.69 feet to a point of curve to the left having a radius of 272.92 feet, a central angle of 39 deg. 44 min. 11 sec; thence run along said curve 136.94 feet to a point of curve to the left, having a radius of 197.45 feet, a central angle of 40 deg. 11 min. 43 sec; thence run along said curve 191.47 feet; thence continue along the last described course 295.14 feet to the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence 54 deg. 02 min. 41 sec. right run along said  $\frac{1}{4}$ - $\frac{1}{4}$  line 637.91 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

\$49,200.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

Inst # 1995-30379

10/23/1995-30379  
03:08 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 15.50

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

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 20th day of October, 19 95.

(SEAL) Ralph H. Carpenter (SEAL)  
Ralph H. Carpenter  
(SEAL) Mary B. Carpenter (SEAL)  
Mary B. Carpenter  
(SEAL) \_\_\_\_\_ (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

a Notary Public in and for said County.

I, the undersigned authority in said State, hereby certify that Ralph H. Carpenter and wife, Mary B. Carpenter

Whose name(s) 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 20th day of October A.D. 1995

JNBC / Mavis Plaz

William R. Justice  
Notary Public

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