

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY-TWO THOUSAND AND NO/100 DOLLARS (\$72,000.00),

**THE STEWARD FOUNDATION
(FORMERLY KNOWN AS THE STEWARD CORPORATION)**

an Alabama non-profit corporation (the "Grantor") does by these presents, bargain, sell, grant, and convey to

✓ DONALD W. SHIRLEY and LYNETTE K. SHIRLEY, husband and wife

(the "Grantees"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I. A parcel of land in the North half of the Northwest 1/4 of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said Section 11; thence run East along the North line, 1421.50 feet to the point of beginning; thence continue last course a distance of 1250.74 feet to the Northeast corner of the Northwest 1/4 of Section 11; thence turn right 90 degrees, 38 minutes, 56 seconds and run in a southerly direction along the east line thereof, a distance of 334.765 feet; thence turn right 89 degrees, 05 minutes, 16 seconds and run in a westerly direction 1251.695 feet; thence turn right 91 degrees, 04 minutes, 28 seconds and run north 337.68 feet to the Point of Beginning.

Parcel II. A parcel of land in the North half of the Northwest 1/4 of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said Section 11; thence run East along the North line, 1421.50 feet to a point; thence turn right 89 degrees, 12 minutes, 20 seconds and run 337.68 feet in a Southerly direction to the point of beginning; thence continue last course a distance of 337.68 feet to a point; thence turn left 90 degrees, 54 minutes, 44 seconds and run in a westerly direction 334.765 feet to a point; thence turn left 90 degrees, 54 minutes, 44 seconds and run in a westerly direction 1251.695 to the point of beginning.

Together with

10/31/1995-31252
09:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 44.00

Inst # 1995-31252

Parcel III. a Non-Exclusive easement for ingress and egress and all utilities over, across and through the Northerly 30 feet only of the real property set out herein below and more particularly described as follows:

Lot 1, according to the Survey of Autry Land Division, as recorded in Map Book 14, Page 32, in the Probate Office of Shelby County, Alabama.

THIS CONVEYANCE IS SUBJECT TO:

- (1) Ad valorem taxes for the current tax year.
- (2) Easements, restrictions and encumbrances of record.
- (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 327, Page 553, in the Probate Office of Shelby County, AL.
- (4) Oil, gas and mineral lease granted to Cities Service Company by instrument in Book 332, Page 865, in the Probate Office of Shelby County, AL.
- (4) Right-of-way granted Alabama Power Company recorded in Deed Book 103, Page 122, and Deed Book 174, Page 335, in the Probate Office of Shelby County, AL.

The purchase of this property is subject to a purchase money mortgage.

TO HAVE AND TO HOLD, to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenant in common.

AND THE GRANTOR DOES, for itself and its successors and assigns, covenant with the said Grantees, and the Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor will and its successors and assigns, shall warrant and defend the same to the said Grantees, the Grantees' heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed by its duly authorized officer on this 30 day of October, 1995.

THE STEWARD FOUNDATION (formerly known as THE STEWARD CORPORATION)

By: Fred B. Duncan
Its President

ACKNOWLEDGEMENT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that FRED B. DUNCAN, whose name, as president of THE STEWARD FOUNDATION, is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date as the act of the said corporation.

Given under my hand and official seal this the 30th day of October, 1995.

[Signature]
Notary Public

My Commission Expires: 9/17/97

Send Tax Notice to:

Mr. Donald W. Shirley
104 Shirley Lane
Chelsa, Alabama 35043

This Instrument Prepared By:

Joseph W. Mathews, Jr.
Lange, Simpson, Robinson & Somerville
1700 First Alabama Bank Building
Birmingham, Alabama 35203

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