

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME William H. Halbrooks
ADDRESS 704 Independence Plaza

Howard & Associates Construction Inc.
2232 Cahaba Valley Drive
B'ham, AL 35242

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Six Thousand Eight Hundred Two and 25/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Ann Starling, a married woman and Sandra B. Garrison, a married woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Howard & Associates Construction, Inc. & Jerry Lucas

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

See Attached Exhibit "A" for Legal Description.

Subject to current taxes, easements and restrictions of record.

Inst # 1995-35360

12/08/1995-35360
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SHELBY COUNTY JUDGE OF PROBATE
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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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hands(s) and seal(s), this 28th day of November, 19 95.

(Seal)

Ann Starling

Ann Starling

(Seal)

(Seal)

P.A. dated 11-28-95

(Seal)

(Seal)

Sandra B. Garrison

Sandra B. Garrison

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank E. Garrison as Attorney-In-Fact for Ann Starling, a married woman under whose name 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 he, in his capacity as Attorney-In-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of November, A. D., 19 95.

State of Alabama

County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra B. Garrison, a married woman whose name 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of November 19 95.



Notary Public

Exhibit "A"

A parcel of land in the SW 1/4 of NE 1/4; W 1/2 of SE 1/4; E 1/2 of SE 1/4 of NW 1/4; and the E 1/2 of the E 1/2 of SW 1/4 of Section 35, Township 19 South, Range 1 East, described as follows:
Begin at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 19 South, Range 1 East; thence run North along the East line of the said 1/4 1/4 and its extension for a distance of 3963.20 feet; thence turn an angle to the left of 92 deg. 11 min. 07 sec. and run West for a distance of 297.63 feet to a point on the Southeast right of way of Shelby County Road 450; thence turn an angle to the left of 41 deg. 02 min. 18 sec. and run Southwest along the West right of way for a distance of 146.99 feet to the point of commencement of a curve to the right having a central angle of 22 deg. 58 min. and a radius of 522.25 feet; thence run along the arc of said curve for a distance of 209.34 feet; thence run along the tangent if extended to said curve for a distance of 113.39 feet to the point of commencement of a curve to the left having a central angle of 12 deg. 40 min. and a radius of 1006.13 feet; thence run along the arc of said curve for a distance of 222.43 feet; thence run along the tangent if extended to said curve for a distance of 150.16 feet to the point of commencement of a curve to the left having a central angle of 22 deg. 26 min. and a radius of 247.35 feet; thence run along the arc of said curve for a distance of 96.85 feet; thence run along the tangent if extended to said curve for a distance of 250.35 feet to the point of commencement of a curve to the right having a central angle of 14 deg. 42 min. 20 sec. and a radius of 843.71 feet; thence run along the arc of said curve for a distance of 216.55 feet; thence run along the tangent if extended to said curve for a distance of 281.65 feet to the point of commencement of a curve to the right having a central angle of 15 deg. 17 min. 30 sec. and a radius of 700.43 feet; thence run along the arc of said curve for a distance of 186.94 feet; thence run along the tangent if extended to said curve for a distance of 15.38 feet to the point of commencement of a curve to the right having a central angle of 33 deg. 41 min. 27 sec. and a radius of 139.19 feet; thence run along the arc of said curve for a distance of 81.85 feet; thence turn an angle to the left from the tangent if extended to said curve of 99 deg. 11 min. 02 sec. and run South for a distance of 1355.36 feet to a point on the North right of way of the CSX Railroad; thence turn an angle to the left of 64 deg. 58 min. 52 sec. and run Southeast for a distance of 442.38 feet; thence turn an angle to the right of 01 deg. 24 min. 01 sec. and run Southeast for a distance of 211.32 feet to the point of commencement of a curve to the right of 24 deg. 17 min. 41 sec. and a radius of 1223.98 feet; thence run along the arc of said curve for a distance of 519.00 feet; thence run along the tangent if extended to said curve for a distance of 217.92 feet; thence turn an angle to the right of 01 deg. 58 min. 31 sec. and run Southeast for a distance of 500.47 feet to the point of commencement of a curve to the left having a central angle of 07 deg. 36 min. 10 sec. and run East for a distance of 109.68 feet to the point of beginning; being situated in Shelby County, Alabama.

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