

Value 741,632.50

This Instrument Prepared By:
Beth O'Neill Roy
Lange, Simpson, Robinson & Somerville
1700 First Alabama Bank Building
Birmingham, AL 35203

SEND TAX NOTICE TO:
Lucile C. Tutwiler
3032 Cherokee Road
Birmingham, AL 35223

STATE OF ALABAMA)

SHELBY COUNTY)

DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to **MAUDE KENDALL RYDING POWELL**, a married woman (hereinafter referred to as "**Grantor**"), in hand paid by **LUCILE C. TUTWILER** (hereinafter referred to as "**Grantee**"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the real estate situated in Shelby County, Alabama, more particularly described as follows:

Part of Sections 12 and 13, both in Township 18 South, Range 1 East, and part of Section 18, Township 18 South, Range 2 East, all in Shelby County, Alabama, being more particularly described as follows:

Beginning at the northwest corner of said Section 18, run in an easterly direction along the north line of said section for a distance of 1280.89 feet to an existing iron rebar; thence turn an angle to the right of 91 degrees 25 minutes 19 seconds and run in a southerly direction for a distance of 657.26 feet to an existing iron rebar; thence turn an angle to the right of 88 degrees 34 minutes 27 seconds and run in a westerly direction for a distance of 1277.20 feet to an existing iron rebar; thence turn an angle to the left of 88 degrees 53 minutes 58 seconds and run in a southerly direction for a distance of 657.26 feet to an existing iron rebar; thence turn an angle to the right of 89 degrees 46 minutes 05 seconds and run in a westerly direction for a distance of 1325.76 feet to an existing iron rebar; thence turn an angle to the right of 45 degrees 50 minutes 18 seconds and run in a northwesterly direction for a distance of 1091.78 feet to an existing iron rebar; thence turn an angle to the right of 46 degrees 08 minutes 01 seconds and run in a northerly direction for a distance of 198.83 feet to an existing iron rebar; thence turn an angle to the left of 10 degrees 03 minutes 32 seconds and run in a northwesterly direction for a distance of 354.37 feet to an existing iron rebar; thence turn an angle to the left of 82 degrees 03 minutes 37 seconds and run in a westerly direction for a distance of 500.94 feet, more or less, to an existing iron rebar; thence turn an angle to the right of 90 degrees 18 minutes 50 seconds and run in a northerly direction

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for a distance of 1304.22 feet to an existing iron rebar; thence turn an angle to the left of 90 degrees 03 minutes 11 seconds and run in a westerly direction for a distance of 20.0 feet to an existing iron pin; thence turn an angle to the right of 89 degrees 57 minutes 04 seconds and run in a northerly direction for a distance of 655.87 feet to an existing iron rebar; thence turn an angle to the right of 90 degrees 46 minutes 08 seconds and run in an easterly direction for a distance of 816.85 feet to an existing iron (1" open top); thence turn an angle to the left of 91 degrees 03 minutes 24 seconds and run in a northerly direction for a distance of 712.04 feet to an existing iron pin being on the south right of way line of Shelby County Highway No. 43; thence turn an angle to the right of 86 degrees 21 minutes 52 seconds and run in an easterly direction along the south right of way line of Shelby County Highway No. 43 for a distance of 101.02 feet to an existing iron pin; thence turn an angle to the right of 93 degrees 38 minutes 08 seconds and run in a southerly direction for a distance of 687.35 feet to an existing 1" open top iron pin; thence turn and angle to the left of 90 degrees 24 minutes 49 seconds and run in an easterly direction for a distance of 413.56 feet; thence turn an angle to the left of 89 degrees 10 minutes 34 seconds and run in a northerly direction for a distance of 210.0 feet; thence turn an angle to the right of 89 degrees 59 minutes and run in an easterly direction for a distance of 209.51 feet; thence turn an angle to the left of 89 degrees 56 minutes 14 seconds and run in a northerly direction for a distance of 210.0 feet; thence turn an angle to the right of 89 degrees 51 minutes 17 seconds and run in an easterly direction for a distance of 210.0 feet; thence turn an angle to the left of 89 degrees 50 minutes 40 seconds and run in a northerly direction for a distance of 210.0 feet to an existing iron pin; thence turn an angle to the right of 89 degrees 55 minutes 43 seconds and run in an easterly direction for a distance of 909.33 feet to an existing 1" crimp iron pin; thence turn an angle to the right of 90 degrees 04 minutes 11 seconds and run in a southerly direction for a distance of 2627.63 feet, more or less, to the point of beginning.

SUBJECT TO:

1. Ad valorem taxes for the year 1996 which are not due and payable until October 1, 1996, and taxes for all subsequent years.
2. Coal, oil, gas and other mineral interests in, to or under the land herein described together with the rights of ingress and egress recorded in Volume 118, page 226, in the Probate Office of Shelby County, Alabama.
3. The rights of upstream and downstream riparian owners with respect to the lake, bordering subject property, as shown on the survey of Laurence D. Weygand, dated 11-22-

93 (located in Section 12, Township 18 South, Range 1 East).

4. The rights of upstream and downstream riparian owners with respect to the creek, bordering subject property, as shown on the survey of Laurence D. Weygand, dated 11-22-93 (located in Sections 12 and 13, Township 18 South, Range 1 East).
5. Location of Alabama Power Company transmission line (100 foot easement) as shown on the survey of Laurence D. Weygand, dated 11-22-93.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR THE GRANTOR'S SPOUSE.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

And, the Grantor does hereby covenant with the Grantee, except as noted above, that, at the time of delivery of this deed, the premises were free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor, has hereto set her signature and seal, this 29th day of January, 1996.

Maude Kendall Ryding Powell (Seal)
Maude Kendall Ryding Powell

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that Maude Kendall Ryding Powell, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of January, 1996. 04105

Christie Buck
Notary Public
My Commission Expires: 11/15/96

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