

WARRANTY DEED

Send Tax Notice To: Savannah Development, Inc.
2086 Valleydale Terrace
Birmingham, Alabama 35244

STATE OF ALABAMA)
)
SHELBY COUNTY)

996-10089

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of ONE HUNDRED TWENTY-EIGHT THOUSAND AND 00/100 (\$ 128,000.00) DOLLARS, in cash, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, SHERMAN HOLLAND, JR., A MARRIED MAN, (herein referred to as Grantor), grant, bargain, sell and convey unto SAVANNAH DEVELOPMENT, INC., (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land being situated in the Southeast 1/4 of Section 26, Township 20 South, Range 3 West, in Shelby County, Alabama, and being described as follows: Commence at the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 26, Township 20 South, Range 3 West; thence South 00 degrees 44 minutes 27 seconds West and run a distance of 504.61 feet to the point of beginning; thence South 89 degrees 04 minutes 24 seconds East and run a distance of 531.32 feet; thence South 04 degrees 33 minutes 23 seconds West and run a distance of 297.79 feet; thence South 37 degrees 20 minutes 51 seconds West and run a distance of 314.27 feet; thence North 89 degrees 15 minutes 33 seconds West and run a distance of 324.10 feet; thence North 00 degrees 44 minutes 27 seconds East and run a distance of 551.13 feet to the point of beginning.

LESS AND EXCEPT:

A 20 foot ingress, egress and utility easement, for the non-exclusive use of the Grantor herein, situated in the Southeast 1/4 of Section 26, Township 20 South, Range 3 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest Corner of the Southeast 1/4 of the Southeast 1/4 of Section 26, Township 20 South, Range 3 West; thence South 00 degrees 44 minutes 27 seconds West a distance of 504.61 feet to the POINT OF BEGINNING of the Westerly boundary of a 20 foot ingress, egress and utility easement; said easement lying 20 feet to the East and parallel to said West line; thence continue along the last described course a distance of 551.13 feet to the end of said easement.

Subject to: 1. Ad Valorem Taxes for the Year 1996, which said taxes are not due or payable until October 1, 1996.
2. Water Line Easement to Alabaster Water & Gas Board, recorded in Instrument 1993-22320, in the Probate Office of Shelby County, Alabama.

THIS PROPERTY IS NOT NOW, NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF GRANTOR, HIS SPOUSE OR ANY MEMBER OF HIS FAMILY.

TO HAVE AND TO HOLD Unto the said Grantee, its successors and assigns forever.

03/27/1996-10089
03:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NC 139.00

And I do for myself and for my heirs, executors and administrators covenant with the Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 22nd day of March, 1996.


Sherman Holland, Jr. (SEAL)

Book # 1996-10089

STATE OF ALABAMA)
SHELBY COUNTY)

03/27/1996-10089
03:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
ONE HCB 120.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherman Holland, Jr., a married man, 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 executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 22nd day of March, 1996.


Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223