

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200-A, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Fifteen Thousand and No/100 Dollars (\$115,000.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, MICHAEL H. STRONG, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto MARY CHARLOTTE PAYNE (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO: (1) Taxes due in the year 1996 and thereafter; (2) Easements, restrictions and rights-of-way of records; (3) Articles of Incorporation and By-Laws of Mountain Farms Homeowners Association, Inc. and Declaration of Restrictive Covenants for Mountain Farms.

Mineral and mining rights are hereby quitclaimed to Grantee herein but are not warranted.

The property conveyed herein is not the homestead of Michael H. Strong or his spouse.

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

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, her successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, MICHAEL H. STRONG, a married man, has hereunto set his hand and seal, this the 9 day of April, 1996.



Michael H. Strong

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL H. STRONG, 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 foregoing conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 9 day of April, 1996.


Notary Public
My Commission Expires: 7-1-98

Inst # 1996-11716

A parcel of land in the NE 1/4 of NE 1/4 of Section 36, Township 18 South, Range 1 East and the SE 1/4 of Section 25, and the S 1/2 of the NE 1/4 of Section 25, Township 18 South, Range 1 East, Shelby County, Alabama, described as follows:

From the SE corner of Section 25, Township 18 South, Range 1 East, run thence North along the true East boundary of said Section 25 a distance of 3116.16 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 365.0 feet; thence turn 90 deg. 00 min. left and run 300.0 feet; thence turn 61 deg. 32 min. 57 sec. left and run 944.58 feet; thence turn 61 deg. 32 min. 57 sec. right and run 930.50 feet to a point in the centerline of a 60.0 foot easement for ingress and egress and utilities; thence turn 99 deg. 19 min. 55 sec. left and run 161.57 feet along said easement centerline and the following courses: 27 deg. 04 min. 48 sec. right for 163.70 feet; 03 deg. 02 min. 04 sec. left for 210.02 feet; 05 deg. 56 min. 49 sec. left for 303.05 feet; 13 deg. 54 min. 19 sec. left for 89.15 feet; 24 deg. 33 min. 23 sec. left for 183.0 feet; 13 deg. 20 min. 51 sec. right for 105.28 feet; 16 deg. 40 min. 03 sec. right for 156.93 feet; 07 deg. 40 min. 53 sec. right for 227.18 feet; 04 deg. 22 min. 16 sec. left for 285.70 feet; 37 deg. 48 min. 05 sec. left for 221.66 feet; 05 deg. 46 min. 07 sec. right for 103.48 feet; 08 deg. 42 min. 28 sec. right for 262.83 feet; 12 deg. 06 min. 27 sec. left for 71.66 feet; 23 deg. 47 min. 18 sec. left for 59.89 feet; 07 deg. 09 min. 05 sec. left for 86.97 feet; 22 deg. 50 min. 20 sec. right for 64.03 feet; 29 deg. 49 min. 55 sec. right for 99.94 feet; 23 deg. 12 min. 33 sec. left for 43.46 feet; 71 deg. 58 min. 42 sec. left for 41.30 feet; 45 deg. 41 min. 25 sec. left for 128.07 feet; 25 deg. 03 min. 40 sec. right for 47.93 feet; 60 deg. 01 min. 39 sec. right for 28.70 feet; 51 deg. 33 min. 40 sec. right for 115.77 feet; 37 deg. 45 min. 44 sec. left for 57.15 feet; 56 deg. 02 min. 27 sec. left for 58.73 feet; 27 deg. 10 min. 23 sec. left for 79.26 feet; 21 deg. 30 min. 42 sec. left for 73.89 feet; 19 deg. 56 min. 42 sec. left for 147.29 feet; 39 deg. 41 min. 34 sec. right for 38.84 feet; 75 deg. 01 min. 37 sec. right for 37.88 feet; 34 deg. 39 min. 43 sec. right for 65.60 feet; 16 deg. 36 min. 52 sec. right for 132.71 feet along said easement centerline to a point on an accepted property line; thence turn 75 deg. 18 min. 55 sec. left and run along said property line a distance of 57.07 feet; thence turn 94 deg. 02 min. 14 sec. left and run 468.49 feet; thence turn 90 deg. 46 min. 45 sec. left and run 285.38 feet; thence turn 90 deg. 00 min. right and run 1124.94 feet; thence turn 90 deg. 00 min. right and run 364.25 feet; thence turn 90 deg. 00 min. left and run 1000.0 feet; thence turn 90 deg. 00 min. right and run 300.0 feet; thence turn 90 deg. 00 min. left and run 465.50 feet; thence turn 90 deg. 00 min. right and run 300.0 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following described property:

From the SE corner of Section 25, Township 18 South, Range 1 East; run thence North along the true East boundary of said Section 25 a distance of 3116.16 feet; thence turn 90 deg. 00 min. left and run 300.0 feet; thence turn 90 deg. 00 min. left and run 465.50 feet; thence turn 90 deg. 00 min. right and run 300.0 feet; thence turn 90 deg. 00 min. left and run 163.0 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 837.0 feet; thence turn 90 deg. 00 min. right and run 364.25 feet; thence turn 90 deg. 00 min. right and run 837.0 feet; thence turn 90 deg. 00 min. right and run 364.25 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

EXHIBIT A
STROWS TO PAYNE

04/10/1996-11716
01:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 126.00

Inst # 1996-11716