

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To

NAME Holliman, Shockley & Kelly  
ADDRESS 1610 4th Avenue North  
Bessemer, AL 35020

Clay N. Wallace  
6585 Hwy 13  
Helena, AL 35080

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 Ninety-five Thousand and No/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, James Larry Mathis, an unmarried man

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

Clay N. Wallace

(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"

Subject to:

1. Taxes for the year 1996.
2. Oil, gas and mineral and mining rights and release of damages.

\$75,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

James Larry Mathis is the surviving Grantee of that certain deed recorded in Deed Book 329, Page 615, in the Probate Office of Shelby County, Alabama; the other Grantee, Gayle G. Mathis, having died on or about the 12th day of April, 1993.

06/07/1996-18486  
08:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 31.00

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, I have hereunto set my hands(s) and seal(s), this 29th day of May, 1996.

.....(Seal) James Larry Mathis.....(Seal)  
 .....(Seal) James Larry Mathis.....(Seal)  
 .....(Seal) .....(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 James Larry Mathis 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 29th day of May, A. D., 1996.

Thomas Lewis King  
Notary Public.

Inst # 1996-18486

**EXHIBIT "A"**

Commence at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama; thence run Southerly along the east line of said quarter-quarter 688.73 feet to a point in the centerline of Shelby County Highway No. 13; thence 46 degrees 0 minutes right and run southwesterly along centerline of said Highway 200.0 feet to a point; thence 3 degrees 41 minutes right and run southwesterly along said centerline 200.0 feet to a point; thence 4 degrees 04 minutes right and continue along same centerline 144.0 feet to a point; thence 91 degrees 15 minutes right and run northwesterly 40.01 feet to a point on the northerly right-of-way of Highway 13, and the point of beginning of the property being described; thence 87 degrees 55 minutes right to chord and run northeasterly along Highway right-of-way line a chord distance of 208.71 feet to a point; thence 87 degrees 55 minutes left from chord and run northwesterly 209.0 feet to a point; thence 92 degrees 05 minutes left and run southwesterly 208.71 feet to a point; thence 87 degrees 55 minutes left and run southeasterly 209.0 feet to the point of beginning.

Mineral and mining rights excepted.

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