

THIS INSTRUMENT PREPARED BY:

James E. Roberts  
P. O. Box 370004  
Birmingham, Alabama 35237

Send Tax Notice To:

City of Alabaster  
201 1st Avenue North  
Alabaster, AL 35007

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA )  
JEFFERSON COUNTY )

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Five Thousand and no/100 Dollars (\$235,000.00) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we,

<sup>all</sup>  
James L. Clayton, a married man, Elisabeth G. Clayton, a married woman, and Jim Gamble, a married man,

(herein referred to as Grantors), grant, bargain, sell and convey unto,

City of Alabaster,

(herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A for Legal Description.

Mining and mineral rights excepted.

Subject to any and all easements and restrictions of record.

The subject property is not the homestead of the Grantors or their spouses


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

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this the 22nd day of May, 1996.

 (Seal)  
James L. Clayton

 (Seal)  
Elisabeth G. Clayton

 (Seal)  
Jim Gamble

STATE OF ALABAMA )  
JEFFERSON COUNTY )

Before me, the undersigned notary public in and for said county in said state, personally appeared James L. Clayton and Elisabeth G. Clayton who being first duly sworn, makes oath that they have read the foregoing instrument and know the contents thereof, and that they are informed and believe, and upon such information and belief, avers that the facts contained therein are true and correct.

Subscribed and sworn to before me this the 22nd day of May, 1996.

  
Notary Public

My commission expires: 2/7/2000

[SEAL]

STATE OF ALABAMA )  
JEFFERSON COUNTY )

Before me, the undersigned notary public in and for said county in said state, personally appeared Jim Gamble, who being first duly sworn, makes oath that he has read the foregoing instrument and knows the contents thereof, and that he is informed and believes, and upon such information and belief, avers that the facts contained therein are true and correct.

Subscribed and sworn to before me this the 23rd day of May, 1996.

  
Notary Public

My commission expires: MY COMMISSION EXPIRES DECEMBER 31, 1999

[SEAL]

58681-9661 \* 1996-18985

EXHIBIT A

Begin at the SW corner of Lot 20, Block A, Nickerson's Addition to Alabaster, as recorded in Map Book 3, page 61, in the Probate Office of Shelby County, Alabama and run North 00 degrees 00 minutes East for 299.92 feet; thence South 88 degrees 19 minutes 36 seconds East along the North line of said Lot 20 for 30.73 feet to a point of intersection with the Southwesterly right of way line of U.S. Highway No. 31; thence South 44 degrees 58 minutes 54 seconds East along said road right of way line for 158.87 feet; thence South 43 degrees 35 minutes 40 seconds West for 131.43 feet; thence South 46 degrees 24 minutes 20 seconds East for 138.80 feet to a point of intersection with the South line of Lot 21, of said subdivision; thence North 88 degrees 24 minutes 27 seconds West along the South line of Lots 21 and 20 of said subdivision for 152.97 feet to point of beginning.

Minerals and mining rights excepted.

Inst # 1996-18985

06/11/1996-18985  
03:42 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00