

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
WALLACE SHOEMAKER
15 Cliff Road
Ch. Hensburg, AL 35097

STATE OF ALABAMA)
COUNTY OF SHELBY)

Corporation Form Warranty Deed/TW805

210.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS AND NO/100's and other good and valuable consideration to the undersigned grantor, CHURACRE, an Alabama General Partnership and GREG CHURCH, a married man (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell, and convey unto WALLACE SHOEMAKER (herein referred to as GRANTEEES), the following described real estate, situated in Shelby County, Alabama:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996.
Existing covenants and restrictions, easements and limitations of record.

The above described property does not constitute the homestead of the Grantor nor his spouse.
All of the consideration was paid from the proceeds of a mortgage loan.
TO HAVE AND TO HOLD Unto the said GRANTEEES, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR, CHURACRE, an Alabama General Partnership by its General Partner, Greg A. Church, who is authorized to execute this conveyance, and GREG CHURCH have hereto set its signature and seal, this the 7th day of June, 1996.

CHURACRE, an Alabama General Partnership

By Greg A. Church
Its General Partner

Greg A. Church

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Greg A. Church, whose name as General Partner of CHURACRE, an Alabama General Partnership, 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, as such General Partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this the 7th day of June, 1996.

Notary Public

My Commission Expires: 5/29/99

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Greg Church, 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 as his act on the day the same bears date.

Given under my hand and official seal, this the 7th day of June, 1996.

Notary Public

My Commission Expires: 5/29/99

07/09/1996-21859
09:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 12.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1996-21859

EXHIBIT "A"

A parcel of land in the S 1/2 of the SE 1/4 and in the SE 1/4 of SW 1/4 of Section 23, Township 19 South, Range 1 West, described as follows: From the true NW Corner of the SW 1/4 of the SE 1/4 of Section 23, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence East along the true North boundary of said SW 1/4 of SE 1/4 and the projection thereof a distance of 2686.70 feet to the true NE corner of the SE 1/4 of SE 1/4 of said Section 23; thence turn 89 deg. 02 min. 55 sec. right and run 810.0 feet along the true East boundary of said SE 1/4 of SE 1/4; thence turn 90 deg. 56 min. 58 sec. right and run 2695.61 feet to a point on the true West boundary of the SW 1/4 of SE 1/4 of aforementioned Section 23; thence turn 43 deg. 32 min. 10 sec. left and run 207.93 feet to a point in the center of a 60.0 foot easement for ingress and egress and utilities; thence turn 152 deg. 57 min. 02 sec. right and run a chord distance of 204.07 feet to a point of tangent in the centerline of said 60.0 foot easement; thence turn 09 deg. 46 min. 52 sec. right and run 115.68 feet along said easement centerline; thence turn 61 deg. 50 min. 17 sec. right and run 28.78 feet along a property line to a point on the true West boundary of SW 1/4 of SE 1/4 of aforementioned Section 23; thence turn 90 deg. 09 min. 08 sec. left and run 660.27 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

Together with the following described easement:

60.0 Foot Easement for Ingress, Egress & Utilities
Centerline Description to-wit:

From the S.W. corner of the NE 1/4-NW 1/4 of Section 23, T19S-R1W, run thence East along the South Boundary of said NE 1/4-NW 1/4 a distance of 17.49 feet to the point of beginning of the centerline of herein described easement for ingress and egress and utilities; thence turn 55 deg. 25' 49" left and run 99.24 feet along said easement centerline and the following courses; 06 deg. 03' 54" left for 104.89 feet; 12 deg. 24' 30" left for 175.59 feet; 10 deg. 38' right for 201.28 feet; 12 deg. 54' 55" right for 165.02 feet; 05 deg. 37' 50" left for 265.89 feet; 15 deg. 35' 30" right for 323.69 feet; 13 deg. 58' 30" left for 188.54 feet; 08 deg. 44' right for 128.93 feet to a point on the North boundary of aforementioned Section 23; thence turn 180 deg. 00' right and run along said easement centerline a distance of 50.72 feet; thence turn 92 deg. 06' 49" left and continue along said easement centerline a distance of 64.81 feet and the following courses; 54 deg. 49' 11" right for 141.23 feet; 12 deg. 33' 27" left for 110.76 feet; 20 deg. 34' 50" left for 169.50 feet; 15 deg. 05' 36" right for 86.16 feet; 36 deg. 33' 41" right for 166.53 feet; 29 deg. 09' 29" left for 97.38 feet; 14 deg. 44' 38" left for 198.02 feet; 16 deg. 40' 30" left for 276.22 feet; 34 deg. 30' 41" left for 274.24 feet to a point on the South boundary of the NW 1/4-NE 1/4 of aforementioned Section 23; thence turn 02 deg. 14' 58" right and continue along said easement a distance of 473.26 feet to the P.C. of a curve concave right, having a delta angle of 65 deg. 53' 34" and tangents of 100.0 feet and a centerline arc distance of 177.45 feet to the P.T.; thence along the tangent centerline a distance of 96.95 feet; thence turn 122 deg. 12' 30" left and run 760.84 feet along said easement centerline to a point on the North boundary of the SW 1/4-NE 1/4 of Section 23, T19S-R1W; thence turn 180 deg. 00' right and run 760.84 feet along said easement centerline; thence turn 57 deg. 47' 30" left and run 338.44 feet along said easement centerline; thence turn 02 deg. 42' 42" right and run 588.77 feet to the PC of a curve concave left, having a delta angle of 46 deg. 35' 43" and tangents of 75.0 feet and a centerline arc distance of 141.64 feet to the PT; thence along the tangent centerline a distance of 77.80 feet; thence turn 116 deg. 34' 50" left and run 68.62 feet along said easement centerline; thence turn 180 deg. 00' right and run 211.45 feet along said easement centerline to the PC of a curve concave right, having a delta angle of 17 deg. 17' 51" and tangents of 80.0 feet and a centerline arc distance of 158.78 feet to the PT; thence along the tangent centerline a distance of 301.63 feet to the PC of a curve concave left, having a delta angle of 27 deg. 09' 45" and tangents of 80.0 feet and a centerline arc distance of 156.99 feet to the PT; thence along the tangent centerline a distance of 214.77 feet to the PC of a curve concave right, having a delta angle of 30 deg. 36' 35" and tangents of 80.0 feet and a centerline arc distance of 156.18 feet to the PT; thence along the tangent centerline a distance of 39.20 feet to the PC of a curve concave left, having a delta angle of 27 deg. 45' 20" and tangents of 75.0 feet and a centerline arc distance of 147.06 feet to the PT; thence along the tangent centerline a distance of 308.97 feet; thence turn 154 deg. 51' 35" left and run 278.49 feet along said easement centerline; thence turn 06 deg. 48' right and run 213.47 feet along said easement centerline; thence turn 00 deg. 50' 46" right and run 321.84 feet along said easement centerline; thence turn 180 deg. 00' right and run 321.84 feet along said easement centerline; thence turn 00 deg. 50' 46" left and run 213.47 feet along said easement centerline; thence turn 06 deg. 48' left and run 278.49 feet along said easement centerline; thence turn 09 deg. 12' left and run said easement centerline a distance of 261.83 feet to a point on the East boundary of the SE 1/4-SW 1/4 of Section 23, T19S-R1W; thence continue along said course a distance of 176.36 feet to the PC of a curve concave left, having a delta angle of 54 deg. 03' 57" and tangents of 306.47 feet and a centerline arc distance of 566.76 feet to the PC of a reverse curve concave right, having a delta angle of 74 deg. 40' 50" and tangents of 100.0 feet and a centerline arc distance of 170.85 feet to the PT; thence along the tangent centerline a distance of 719.70 feet to the PC of a curve concave left, having a delta angle of 48 deg. 19' 01" and tangents of 250.0 feet and a centerline arc distance of 470.01 feet to the PT; thence along the tangent centerline a distance of 730.31 feet to a point of termination of herein described easement centerline on the North boundary of Old U.S. Hwy. #280 (80' R.O.W.), and further, from the described point of termination back North/Northeasterly along the described centerline to a point of intersection with the South boundary of the SE 1/4-SW 1/4 of Section 23, T19S-R1W, tracks in close proximity that certain easement centerline described in Book 184 at Page 89; said property being situated in Shelby County, Alabama.

07/09/1996-21859
09:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 12.00