

Send Tax Notice To: Sherman Holland, Jr.
P. O. Box 1008
Alabaster, Alabama 35007

STATE OF ALABAMA)
SHELBY COUNTY)

CORPORATION FORM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of ONE HUNDRED AND 00/100 (\$ 100.00) DOLLARS, and other good and valuable consideration, to the undersigned Grantor, SAVANNAH DEVELOPMENT, INC., a corporation, herein referred to as GRANTOR, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto SHERMAN HOLLAND, JR., 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 an 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.

TO HAVE AND TO HOLD, To the said GRANTEE, his heirs and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as stated hereinabove, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

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02:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1996-25892

IN WITNESS WHEREOF, the said GRANTOR, by its President, SUSAN TUCKER, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 1st day of May, 1996.

Savannah Development, Inc.

By Susan D. Tucker
Susan Tucker, Its President

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Tucker, whose name as President of Savannah Development, Inc., a corporation, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 1st day of May, 1996.

James M. Hanks
Notary Public

MY COMMISSION EXPIRES APRIL 28, 1999

This instrument was prepared by:

✓ John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

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