

Send Tax Notice to:

Gary Allen Ledbetter  
12881 Highway 41 North  
Leeds, AL 35094

This Instrument was prepared by:  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. Box 587  
Columbiana, AL 35051

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Seventy-one Thousand, One Hundred Twenty and no/100 (\$71,120.00) Dollars to the undersigned grantors, **James T. Parsons and wife, Bobbie Jo Parsons**, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **James T. Parsons and wife, Bobbie Jo Parsons** (herein referred to as grantors), grant, bargain, sell and convey unto **Gary Allen Ledbetter** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantors herein for the purpose of identification.

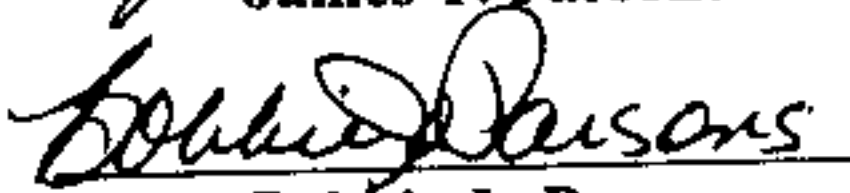
**TO HAVE AND TO HOLD** to the said grantee, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said grantees, 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of

August, 1996.


 (SEAL)  
James T. Parsons

 (SEAL)  
Bobbie Jo Parsons

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James T. Parsons and wife, Bobbie Jo Parsons**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of August, 1996.

  
Notary Public  
My commission expires 4/23/2000

Inst # 1996-29052

09/04/1996-29052  
11:15 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
92.50  
002 SMA

EXHIBIT "A"

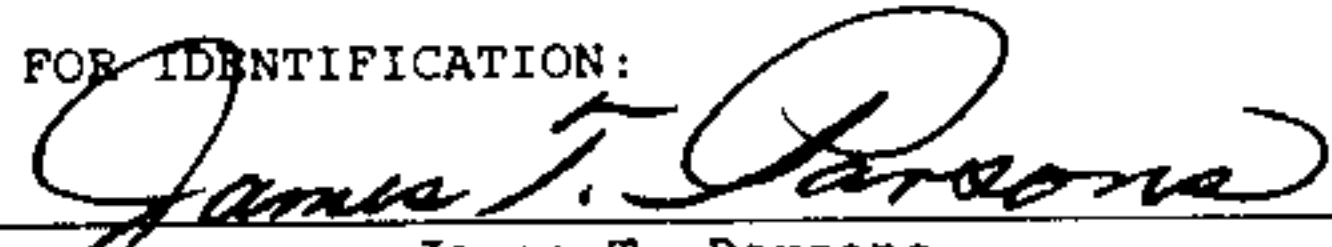

Commence at the northeast corner of the northwest quarter of the northwest quarter of Section 8, township 18 south, range 1 east, Shelby County, Alabama, and run thence southerly along the east line of the northwest quarter of the northwest quarter a distance of 1,183.57 feet to a steel pin set on the southerly right of way line of Shelby County highway #41 and the point of beginning of the property being described, Thence continue along last described course along the east line of the N.W. 1/4- N.W.1/4, the S.W. 1/4-N.W.1/4 and N.W. 1/4-S.W.1/4 a distance of 2,282.98 feet to a point in the centerline of Shoal Creek, Thence turn a deflection angle of 63 degrees-01'-44" to the right and run southwesterly along centerline of said creek a distance of 18.40 feet to a point, Thence turn a deflection angle of 9 degrees-19'-20" to the left and continue southwesterly along centerline of said creek a distance of 165.42 feet to a point, thence turn a deflection angle of 128 degrees-07'-10" to the right and run northerly a distance of 898.07 feet to a point, Thence turn a deflection angle of 10 degrees-54'-20" to the left and run north-northwesterly a distance of 1,345.26 feet to a point on the same said southerly right of way line of Shelby County # 41, Thence turn a deflection angle of 72 degrees-59'-40" to the right and run northwesterly along said right of way a distance of 371.20 feet to the point of beginning..

According to the survey of Joseph E. Conn, Jr. dated March 24, 1988, R.L.S. #9049.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1996 and subsequent years. 1996 taxes are a lien but not due and payable until October 1, 1996.
2. Transmission line permit to Alabama Power Company as recorded in Deed Book 131, page 197, in the Probate Office of Shelby County, Alabama.
3. Title to minerals underlying caption lands with mining rights and privileges belonging thereto not owned by the grantors.

SIGNED FOR IDENTIFICATION:

  
James T. Parsons  
  
Bobbie Jo Parsons

Inst # 1996-29052

09/04/1996-29052  
11:15 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 82.50