

This Instrument was prepared by:
(Name) Mickey L. Johnson, Attorney
(Address) P.O. Box 430 Pelham, AL 35124

Send Tax Notice to:

WARRANTY DEED
STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
One Hundred Seventy Thousand Dollars (\$ 170,000.00)
to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is hereby
acknowledged, the undersigned
B.J. Jackson and wife, Loisanne Jackson
(herein referred to as grantors) do grant, bargain, sell and convey unto
Larry W. Hill, Sr. and Larry W. Hill, Jr.
(hereinafter called Grantees), the following described real estate, situated in Shelby County, Alabama, to wit:

Part of the NW¼ of the NE ¼ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being
more particularly described as follows:
Beginning at the SW corner of said NW¼ of the NE ¼ of Section 12, run in a northerly direction along the west
line of said ¼-¼ Section for a distance of 214.00 feet to an existing iron pin; thence turn an angle to the right of
75°47'11" and run in a northeasterly direction for a distance of 89.31 feet to an existing iron pin being on the
southwest right-of-way line of Chandalar Place Drive said southwest right-of-way line of Chandalar Place Drive
being a curved right-of-way line and being concave in a northeasterly direction and having a central angle of
68°45' and a radius of 65.0 feet; thence turn an angle to the right (56°40'10" to the chord of said curve and said
chord being 73.40 feet) and run in a southeasterly direction along the arc of said curve for a distance of 78.0 feet to
an existing iron pin; thence turn an angle to the right (50°48'48.5" from last mentioned chord line) and run in a
southerly direction for a distance of 190.0 feet to an existing iron pin being on the south line of said ¼-¼ Section;
thence turn an angle to the right of 88°11'21" and run in a westerly direction along the south line of said ¼-¼
Section for a distance of 129.94 feet, more or less, to the point of beginning, containing 29,569 square feet of 0.679
acres, more or less.

Subject to transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in
Deed 108 page 378; Deed 223 page 357; Deed 101 Page 572 and Deed 179 page 379 in Probate Office. Also
subject to agreement between U.S. Pipe & Foundry and Alabama Power Company by instrument recorded
in Deed 264 page 28 in Probate Office.

Note : One Hundred Sixty Five Thousand Dollars (\$ 165,000.00) of the consideration herein is covered by a
mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES in fee simple, 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, we have hereto set our hand(s) and seal(s) this 6th day of

August, 1996.

WITNESS:

_____(Seal) Loisanne P. Jackson (Seal)
_____(Seal) B.J. Jackson (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that
B.J. Jackson and wife, Lois Anne Jackson, whose name(s) is (are) signed to the foregoing conveyance, and who is
(are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, has
(have) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August, 1996.

Mickey L. Johnson
NOTARY PUBLIC

09/10/1996-29878
02:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 13.50

Inst # 1996-29878