

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Reggie Taunton

(Address)

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Thousand and no/100-----(\$260,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James M. Gardner and wife, Beverly Jean Gardner,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Reggie Taunton, - 51% Interest

Michael W. Taunton, - 49% Interest

(herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$200,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1996-38292

11/20/1996-38292
08:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 71.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns 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 hereunto set our hands(s) and seal(s), this 19th day of November, 1996

(Seal)

James M. Gardner

(Seal)

(Seal)

Beverly Jean Gardner

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James M. Gardner and wife, Beverly Jean Gardner 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 19th day of November, A. D., 1996

[Signature]
My Commission Expires: 10/16/00
Notary Public.

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EXHIBIT "A"
LEGAL DESCRIPTION

From the northwest corner of said Section 27 run South 32 degrees 53 minutes 38 seconds East for a distance of 2315.80 feet to an existing 2" capped iron; thence turn an angle to the left of 75 degrees 23 minutes 49 seconds and run in a northeasterly direction for a distance of 198.05 feet to an existing right of way monument; thence turn an angle to the right of 11 degrees 18 minutes 44 seconds and run in a northeasterly direction for a distance of 101.80 feet to an existing right of way monument; thence turn an angle to the left of 10 degrees 45 minutes 12 seconds and run in a northeasterly direction for a distance of 149.99 feet to an existing right of way monument; thence turn an angle to the left of 11 degrees 15 minutes 20 seconds and run in a northeasterly direction for a distance of 102.0 feet to an existing right of way monument; thence turn an angle to the right of 11 degrees 24 minutes 17 seconds and run in a northeasterly direction for a distance of 114.20 feet to an existing old capped iron pin and being on the southeast right of way line of U.S. Highway 280; thence turn an angle to the left of 0 degrees 20 minutes 46 seconds and run in a northeasterly direction along said southeast right of way line of U.S. Highway #280 for a distance of 41.83 feet to an existing iron rebar set by Laurence D. Weygand and being the point of beginning; thence continue in a northeasterly direction along the southeast right of way line of U.S. Highway #280 for a distance of 876.55 to an existing iron rebar; thence turn an angle to the right of 68 degrees 25 minutes 02 seconds and run in a southeasterly direction for a distance of 116.95 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 25 degrees 06 minutes 05 seconds and run in a southeasterly direction for a distance of 112.18 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 14 degrees 02 minutes 04 seconds and run in a southeasterly direction for a distance of 117.14 feet to an existing iron rebar; thence turn an angle to the right of 100 degrees 51 minutes 42 seconds and run in a southwesterly direction for a distance of 657.53 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 90 degrees 03 minutes 57 seconds and run in a southeasterly direction for a distance of 152.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 106 degrees 14 minutes 44 seconds and run in a westerly direction for a distance of 405.38 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 90 degrees 29 minutes 34 seconds and run in a northerly direction for a distance of 385.50 feet, more or less, to the point of beginning. According to the survey of Laurence D. Weygand, Reg. P.E.L.S. #10373, dated November 12, 1996.

Part of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama.

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