

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

Send Tax Notice to:

✓ Rodger D. Bass
1017 RyeCrest Circle
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
TWO HUNDRED EIGHTY THOUSAND DOLLARS (\$ 280,000.00)
to the undersigned grantor or grantors in hand paid by the grantee herein, the receipt whereof is hereby
acknowledged, the undersigned
LOISANNE P. JACKSON
(herein referred to as grantors) do grant, bargain, sell and convey unto
RODGER D. BASS
(hereinafter called Grantees), the following described real estate, situated in Shelby County, Alabama, to wit

Parcel I

Part of the NW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the NE corner of said 1/4 1/4 Section run in a Southerly direction along the East line of said 1/4 1/4 Section for a distance of 469.3 feet to its intersection with the Northwest right of way line of U. S. Highway No. 31; thence turn an angle to the right of 27 deg. 24 min. and run in a Southwesterly direction along said right of way line of U. S. Highway No. 31 for a distance of 514.00 feet, more or less, to the Northeast corner of that certain parcel of land conveyed to Kenneth M. and Inez E. Nason in Book 322, Page 272, said point also being the Southeast corner of the Loisanne P. Jackson property; thence turn an angle to the right of 90 deg. 00 min. and run in a Northwesterly direction along the North line of the Kenneth M. and Inez E. Nason property for a distance of 180.0 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course for a distance of 50.0 feet to an existing iron pin; thence turn an angle to the right of 93 deg. 23 min. and run in a Northeasterly direction for a distance of 177.60 feet, more or less, to an existing iron pin being on the Southwest right of way line of Chandalar Drive; thence turn an angle to the right of 164 deg. 03 min. 02 sec. and run in a Southwesterly direction along the Northwest line of the Loisanne P. Jackson property for a distance of 181.64 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of said 1/4 1/4 Section; thence in a Southerly direction along the East line of said 1/4 1/4 Section a distance of 469.3 feet to the intersection of the Northwest right of way line of U. S. Highway No. 31; thence 27 deg. 24 min. right in a Southwesterly direction along said right of way line a distance of 438.95 feet to the point of beginning; thence continue along last described course a distance of 75.05 feet, thence 90 deg. right in a Northwesterly direction a distance of 180.0 feet; thence 77 deg 18 min. 39 sec. right in a Northerly direction a distance of 181.99 feet; thence 122 deg. 27 min. 21 sec. right and being tangent to a curve to the left, said curve having a central angle of 19 deg. 46 min. and a radius of 230.57 feet; thence along arc of said curve in a Southeasterly direction a distance of 79.55 feet to end of said curve and the beginning of a curve to the right, said curve having a central angle 57 deg. 19 min. 22 sec. and a radius of 164.0 feet; thence along arc of said curve in a Southeasterly direction a distance of 164.0 feet to end of said curve and the beginning of a curve to the right, said curve having a central angle of 32 deg. 40 min. 38 sec. and a radius of 25.0 feet; thence along arc of said curve in a Southerly direction a distance of 14.26 feet to the end of said curve and the point of beginning; being situated in Shelby County, Alabama.

Two Hundred Fifty Thousand Dollars (\$ 250,000.00) of the consideration designated herin is paid with a mortgage recorded simultaneously herewith.

02/19/1997-05239
10:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 41.00

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THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR THE SPOUSE OF THE GRANTOR, NOR THE HOMESTEAD OF THE GRANTEE.

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, I have hereto set my hand(s) and seal(s) this 31st day of January, 1997.

WITNESS:

_____(Seal) Loisanne P. Jackson (Seal)
_____(Seal) _____ (Seal)
_____(Seal) _____ (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 LOISANNE P. 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 31st day of January, 1997.
Michael Johnson
NOTARY PUBLIC

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