

DOC ONE

THIS INSTRUMENT WAS PREPARED BY:
Kay F. Wilson
2915 Cahaba Valley Road
Pelham, Alabama 35244

SEND TAX NOTICE TO:
Kay F. Wilson
2915 Cahaba Valley Road
Pelham, Alabama 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Dollar (\$1.00) and the execution of a first money mortgage in the amount of \$100,000.00, and any and all other good and valuable consideration, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I or we, Jimmy Williams Specialized Svcs., Inc. by James F. Williams as President, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Kay F. Wilson, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

THE LEGAL DESCRIPTION IS ATTACHED TO THIS DOCUMENT AS EXHIBIT A AND INCORPORATED INTO THIS DOCUMENT BY REFERENCE THERETO.

Conveyance is subject to the following:

Restrictions as recorded in Volume 222, Page 871, in the Probate Office of Shelby County, Alabama.

Excepting therefrom title to all minerals of every kind and character, including but not limited to oil, gas, sand, and gravel, in, on and under subject property, together with all mining, drilling and excavation rights.

Right of Way to Alabama Power Company as recorded in Volume 101, Page 527; Volume 112, Page 510; Volume 176, Page 80; Volume 179, Page 369, and Volume 275, Page 120, in said Probate Office.

Right of Way to Alabama Power Company and Souther Bell Telephone and Telegraph Company as recorded in Volume 229, Page 228, in said Probate Office.

Right of Way to Shelby County, Alabama, recorded in Volume 135, Page 16. (As to legal description).

Also subject to 1984 Ad Valorem Taxes.

Subject to easements, restrictions and encumbrances of record.

Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters, not of record, which would be disclosed by an accurate survey and inspection of the premises.

Subject to 1997 Taxes.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

03/06/1997-06933
09:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
17.00

Inst # 1997-06933

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 hereunto set my hand and seal this the 20 day of

Feb, 1997.

Jimmy Williams Specialized Svcs., Inc.

By: James F. Williams

James F. Williams

Its:

President

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James F. Williams as President of Jimmy Williams Specialized Svcs., Inc., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of February, 1997.

Carol Michelle Hayes
Notary Public

PAGE TWO.

Lot 2, Brookstone Estates, according to map of which is recorded in the Probate Office of Shelby County, Alabama; in Map Book 4, Page 53 in said office.

Also, a part of the West Half of the Northeast Quarter of Section 28, Township 19 South, Range 2 West more particularly described as follows: Commence where the northerly right of way line of Cahaba Valley Road intersects the westerly line of the Southwest Quarter of the Northeast Quarter of said Section 28; thence in a northeasterly direction along said right-of-way a distance of 316.2 feet, more or less, to the point of beginning, said point being the southeast corner of Lot 2 of Brookstone, as recorded in Map Book 4, Page 53 in the office of the Judge of Probate in Shelby County, Alabama, said point also being on a curve to the right, having a radius of 5807.73 feet; thence in a northeasterly direction along said curve and right-of-way line, chord of said curve forming an angle of 89 degrees, 26 minutes 38 seconds from the easterly line of said Lot 2, a distance of 170.00 feet; then 74 degrees 53 minutes 10 seconds left, from last described chord, in a northwesterly direction a distance of 655.63 feet to a point on the southerly right-of-way line of Valley View Road, said point also being on a curve, having a radius of 154.92 feet; thence 127 degrees 10 minutes left to chord of said curve, in a southwesterly direction along the arc of said curve to the right, a distance of 111.64 feet to end of said curve; thence in a southwesterly direction along line tangent to said curve and along said right-of-way line a distance of 234.08 feet to the northeast corner of said Lot 2; thence 88 degrees 02 minutes 10 seconds left in a southeasterly direction a distance of 586.20 feet to the point of beginning.

situated in Shelby County, Alabama

BOOK 066 PAGE 929

BOOK 012 PAGE 806 BOOK 066 PAGE 928

DESCRIPTION ON SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

Subject to the following:

Restrictions as recorded in Volume 222, Page 871, in the Probate Office of Shelby County, Alabama.

Excepting therefrom title to all minerals of every kind and character, including but not limited to oil, gas, sand, and gravel, in, on and under subject property, together with all mining, drilling and excavation rights.

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Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Volume 229, Page 228, in said Probate Office.

Right of Way to Shelby County, Alabama, recorded in Volume 135, Page 16. (As to legal description).

Also subject to 1984 Ad Valorem Taxes.

A part of the consideration herein is the transfer of property valued at \$75,000 to the Grantors herein by deed delivered simultaneously herewith from Frances C. Williams and James F. Williams, sole shareholders of the corporate Grantee herein.

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 27th day of September, 1984.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 DEC 28 AM 9:40
JUDGE OF PROBATE

L. W. Glazner, Jr. (Seal)
Mary Anne Glazner (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that L. W. Glazner, Jr. and wife, Mary Anne Glazner, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on the 27th day of September, 1984, being informed of the contents of the conveyance they executed the same voluntarily on the 27th day of September, 1984.

Notary Public.

Inst # 1997-06933

03/06/1997-06933
09:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 SNA 17.00