

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130(Name) Birmingham Realty Company  
2118 First Ave. North  
(Address) Birmingham, AL 35203

This instrument was prepared by

(Name) MIKE T. ATCHISON, Attorney at Law(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-87 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 SEVENTY FIVE THOUSAND AND NO/100-----(\$75,000.00)to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we,

Ronnie Hunt and wife, Sherry Hunt,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Birmingham Realty Company(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way and  
permits of record.A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF  
SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING THE SAME LAND DESCRIBED IN A  
DEED TO RONNIE AND SHERRY HUNT, RECORDED IN REAL BOOK 234 AT PAGE 212, OF THE  
REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS;COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID  
SECTION 26; THENCE S 01°34'36" E, ALONG THE EAST LINE OF SAID SIXTEENTH SECTION, A  
DISTANCE OF 509.87 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY  
NO. 25; THENCE S 24°19'05" W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 345.86 FEET TO  
AN IRON BAR, FOUND; THENCE S 83°20'51" W, A DISTANCE OF 570.63 FEET TO AN IRON  
BAR, FOUND AT THE POINT OF BEGINNING; THENCE S 77°35'44" W, A DISTANCE OF 87.50  
FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165"; THENCE S  
16°52'40" E, A DISTANCE OF 216.47 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S.  
WHEELER RPLS 16165", ON THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 70; THENCE N  
79°44'58" E, A DISTANCE OF 88.89 FEET TO AN IRON BAR FOUND; THENCE N 17°12'52" W, A  
DISTANCE OF 219.83 FEET TO THE POINT OF BEGINNING.ACCORDING TO THE SURVEY OF SID WHEELER, LAND SURVEYOR NO. 16165, DATED MARCH  
3, 1997.

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 4th

day of March, 1997

(Seal)

(Seal)

(Seal)

Ronnie L. Hunt (Seal)  
Ronnie HuntSherry Hunt (Seal)  
Sherry HuntSTATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Ronnie Hunt and wife, Sherry Hunt,  
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 4th day of March, A. D., 1997

Paul F. Pason  
Notary Public.  
My Commission Expires: 10/16/2000

39040-2561 1997-07063

03/07/1997-07063  
08:14 AM  
SHELBY COUNTY JUDGE OF PROBATE  
83.50