

THIS INSTRUMENT PREPARED BY:
Gene M. Sellers, Attorney
1 Independence Plaza, Suite 520
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

WARRANTY DEED
STATE OF ALABAMA,

COUNTY OF SHELBY.

KNOW ALL MEN BY THESE PRESENTS, that for the sum of One and No/100 (\$1.00) Dollar and other good and valuable consideration, the undersigned Grantors, Walter L. Howard, Jr. and spouse, Wiley B. Howard, do by these presents, grant, bargain, sell, and convey unto Grantee, Presbyterian Church in America Foundation, Inc., as trustee for the Walter and Wiley Howard Charitable Remainder Unitrust No. 2, dated April 3, 1997, and its successors in interest, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NE 1/4 of Section 15, Township 19 South, Range 2 West more particularly described as follows: Commence at the NW corner of the SW 1/4 of the NE 1/4 of said Section 15; thence in a southerly direction along the westerly line of said 1/4 - 1/4 section, a distance of 373.53 feet to a point on the southeasterly right of way line of Buckton Road said point being the Point of Beginning; thence 131 degrees 08 minutes 35 seconds left in a northeasterly direction and along said right of way line, a distance of 4.18 feet to the beginning of a curve to the left having a radius of 312.26 feet and a central angle of 22 degrees 03 minutes 10 seconds; thence continue in a northeasterly direction along said curve and right of way line, a distance of 120.19 feet to the end of said curve; thence continue in a northeasterly direction and along said right of way line, a distance of 160.00 feet; thence 76 degrees 08 minutes 10 seconds right in a southeasterly direction, a distance of 220.82 feet; thence 90 degrees left in a northeasterly direction, a distance of 218.98 feet to a point on the southerly right of way line of Valleydale Road said point also being the beginning of a curve to the left having a radius of 2,911.30 feet and a central angle of 3 degrees 09 minutes 30 seconds; thence 90 degrees right to tangent of said curve in a southeasterly direction and along the arc of said curve to the left, a distance of 160.48 feet; thence 71 degrees 29 minutes 43 seconds right from tangent of said curve in a southeasterly direction, a distance of 602.64 feet; thence 66 degrees 34 minutes 30 seconds right in a southwesterly direction, a distance of 781.32 feet to a point on the westerly line of said 1/4 - 1/4 section line; thence 122 degrees 08 minutes 52 seconds right in a northerly direction along said westerly 1/4 - 1/4 line, a distance of 639.07 feet to the Point of Beginning containing 9.86 acres more or less.

SUBJECT TO:

1. Transmission Line Permit(s) to Alabama Fuel and Iron Company and Alabama Power Company as shown by instrument(s) recorded in Deed Book 130 page 55 in Probate Office.
2. Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 320 page 915 in Probate Office.
3. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 129 page 553 and Real 33 page 736 in Probate Office.
4. Right of Way to Shelby County in Deed Book 177 page 42 as set out in the Probate Office.

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5. Any encroachment of fence on the southerly property line or storage shed on the westerly property line, both as shown on the survey by Melvin J. Reynolds dated January 16, 1997 and revised February 10th and March 31st, 1997.

The above described property does not constitute the homestead of Grantors.

TO HAVE AND TO HOLD, the afore granted premises, to the Grantee, its successors and assigns forever.

And the Grantors do for themselves, their heirs and assigns, covenant with the Grantee, its successors and assigns, that they are lawfully seized in fee simple of the premises; that they are free and clear of all encumbrances; that they have a good right to sell and convey the premises as aforesaid; and that they will and their heirs and assigns will, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims or demands of all persons.

IN WITNESS WHEREOF, Walter L. Howard, Jr. and Wiley B. Howard have hereto set their signatures and seals, this the 3rd day of April, 1997.

Emily V. Frost
Witness

Walter L. Howard, Jr.

Teresa N. Chiedi
Witness

Wiley B. Howard
Wiley B. Howard

STATE OF ALABAMA,

COUNTY OF JEFFERSON.

I, the undersigned, a notary public in and for said county in said state, hereby certify that Walter L. Howard, Jr., and Wiley B. Howard, 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.

Given under my hand and official seal this the 3rd day of April, 1997.

Mark Donald

Notary Public

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