

This instrument was prepared by:
Martin, Drummond, & Woosley, P.C.
2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

Warranty Deed, Joint Tenants with Right of Survivorship

State of Alabama
Shelby County

Know All Men By These Presents,

That in consideration of One Hundred Twenty One Thousand Six
Hundred Eighty Dollars and no/100 (\$121,680.00)

to the undersigned grantor or grantors in hand paid by the Grantees
herein, the receipt whereof is acknowledged, we,

George A. Collins and Betsy P. Collins, Husband and Wife

(herein referred to as grantors) do grant, bargain, sell and convey
unto

Darrell R. Summers and Karen N. Summers

(herein referred to as GRANTEES) as joint tenants with right of
survivorship, the following described real estate situated in
Shelby Alabama, to-wit:

FOR LEGAL DESCRIPTION SEE ATTACHED SHEET MARKED EXHIBIT "A"

Subject to existing easements, restrictions, current taxes, set-
back lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with
right of survivorship.

And we do for ourselves and for our heirs, executors, and
administrators covenant with the said GRANTEES, their heirs and
assigns, that I we are lawfully seized in fee simple for said
premises; that they are free from all encumbrances unless otherwise
noted above; that we have a good right to sell and convey the same
aforesaid; that we will any 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, the said George A. Collins and Betsy P.
Collins, Husband and Wife have hereunto subscribed their names on
this the 25 day of March, 1997.

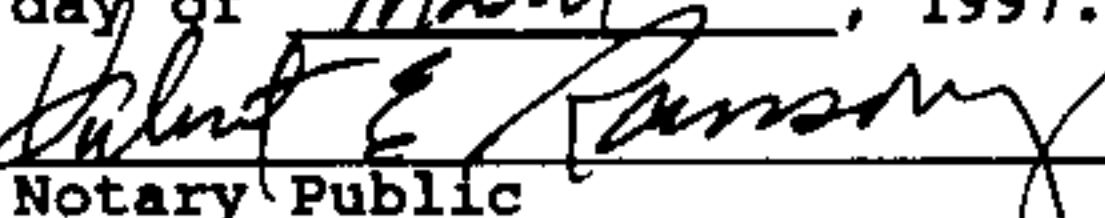

George A. Collins


Betsy P. Collins

THE STATE OF ALABAMA
Jefferson County

I, the undersigned, Notary Public in and for said County, in
said State, hereby certify that George A. Collins and Betsy P.
Collins, Husband and Wife whose name 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 1997-10607

Given under my hand and official seal of office in this the 25
day of March, 1997.


Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 4, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

04/07/1997-10607
09:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 138.00

EXHIBIT "A"

Parcel I

From the SW corner of the NW 1/4 of SE 1/4 of Section 23, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence North along the West boundary of said NW 1/4 of SE 1/4 a distance of 1320.55 feet to the NW corner thereof; thence turn 90 deg. 43 min. 13 sec. right and run 668.31 feet along the North boundary of said NW 1/4 of SE 1/4; thence turn 89 deg. 07 min. 43 sec. right and run 1316.14 feet to a point on the South boundary of said NW 1/4 of SE 1/4; thence turn 90 deg. 29 min. 30 sec. right and run 671.70 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

ALSO, 60.0 foot easement for ingress and egress and utilities, recorded as Inst. #1996-10930, more particularly described on Exhibit "B" attached.

ALSO, an easement for ingress and egress and utilities described as follows: From the SW corner of the NW 1/4 of SE 1/4 of Section 23, Township 19 South, Range 1 West; run thence East along the South boundary of said NW 1/4 of SE 1/4 a distance of 442.91 feet to a point in the centerline of a 60.0 foot easement for ingress and egress and utilities recorded as Inst. #1996-10930; thence turn 45 deg. 10 min. 49 sec. left and run 42.29 feet along said easement centerline to the point of beginning of the centerline of herein described 60.0 foot easement for ingress and egress and utilities; thence turn 45 deg. 10 min. 49 sec. right and run 198.72 feet along said easement centerline to a point of termination on the East boundary of aforescribed parcel of land.

Parcel II

From the SW corner of the NW 1/4 of SE 1/4 of Section 23, Township 19 South, Range 1 West, run thence East along the South boundary of said NW 1/4 of SE 1/4 a distance of 400.61 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 271.09 feet; thence turn 90 deg. 29 min. 30 sec. left and run 270.48 feet; thence turn 134 deg. 41 min. 19 sec. left and run 381.30 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

ALSO, a 60 Foot Easement for Ingress & Egress, more particularly described as follows:

From the Southwest corner of the NE 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 1 West, run thence East along the South boundary of said NE 1/4 of NW 1/4 a distance of 17.49 feet to the point of beginning of the centerline of herein described easement for ingress and egress and utilities; thence turn 55 deg. 25 min. 49 sec. left and run 99.24 feet along said easement centerline and the following courses: 06 deg. 03 min. 54 sec. left for 104.89 feet; 12 deg. 24 min. 30 sec. left for 175.59 feet; 10 deg. 38 min. right for 201.28 feet; 12 deg. 54 min. 55 sec. right for 165.02 feet; 05 deg. 37 min. 50 sec. left for 265.89 feet; 15 deg. 35 min. 30 sec. right for 323.69 feet; 13 deg. 58 min. 30 sec. left for 188.54 feet; 08 deg. 44 min. right for 128.93 feet to a point on the North boundary of aforementioned Section 23; thence turn 180 deg. 00 min. right and run along said easement centerline a distance of 50.72 feet; thence turn 92 deg. 06 min. 49 sec. left and continue along said easement centerline a distance of 64.81 feet and the following courses: 54 deg. 49 min. 11 sec. right for 141.23 feet; 12 deg. 33 min. 27 sec. left for 110.76 feet; 20 deg. 34 min. 50 sec. left for 169.50 feet; 15 deg. 05 min. 36 sec. right of 86.16 feet; 36 deg. 33 min. 41 sec. right for 166.53 feet; 29 deg. 09 min. 29 sec. left for 97.38 feet; 14 deg. 44 min. 38 sec. left for 198.02 feet; 16 deg. 40 min. 30 sec. left for 276.22 feet; 34 deg. 30 min. 41 sec. left for 274.24 feet to a point on the South boundary of the NW 1/4 of NE 1/4 of aforementioned Section 23; thence turn 02 deg. 14 min. 58 sec. right and continue along said easement a distance of 473.26 feet to the P.C. of a curve concave right, having a delta angle of 65 deg. 53 min. 34 sec. and tangents of 100.0 feet and a centerline arc distance of 177.45 feet to the P.T.; thence along the tangent centerline a distance of 96.95 feet; thence turn 122 deg. 12 min. 30 sec. left and run 760.84 feet along said easement centerline to a point on the North boundary of the SW 1/4 of NE 1/4 of Section 23, Township 19 South, Range 1 West; thence turn 180 deg. 00 min. right and run 760.84 feet along said easement centerline; thence turn 57 deg. 47 min. 30 sec. left and run 338.44 feet along said easement centerline; thence turn 02 deg. 42 min. 42 sec. right and run 588.77 feet to the PC of a curve concave left, having a delta angle of 46 deg. 35 min. 43 sec. and tangents of 75.0 feet and a centerline arc distance of 141.64 feet to the PT; thence along the tangent centerline a distance of 77.80 feet; thence turn 116 deg. 34 min. 50 sec. left and run 68.62 feet along said easement centerline; thence turn 180 deg. 00 min. right and run 211.45 feet along said easement centerline to the PC of a curve concave right, having a delta angle of 17 deg. 17 min. 51 sec. and tangents of 80.0 feet and a centerline arc distance of 158.78 feet to the PT; thence along the tangent centerline a distance of 301.63 feet to the PC of a curve concave left, having a delta angle of 27 deg. 09 min. 45 sec. and tangents of 80.0 feet and a

centerline arc distance of 156.99 feet to the PT; thence along the tangent centerline a distance of 214.77 feet to the PC of a curve concave right, having a delta angle of 30 deg. 36 min. 35 sec. and tangents of 80.0 feet and a centerline arc distance of 156.18 feet to the PT; thence along the tangent centerline a distance of 39.20 feet to the PC of a curve concave left, having a delta angle of 27 deg. 45 min. 20 sec. and tangents of 75.0 feet and a centerline arc distance of 147.06 feet to the PT; thence along the tangent centerline a distance of 308.97 feet; thence turn 154 deg. 51 min. 35 sec. left and run 278.49 feet along said easement centerline; thence turn 06 deg. 48 min. right and run 213.47 feet along said easement centerline; thence turn 00 deg. 50 min. 46 sec. right and run 321.84 feet along said easement centerline; thence turn 180 deg. 00 min. right and run 321.84 feet along said easement centerline; thence turn 00 deg. 50 min. 46 sec. left and run 213.47 feet along said easement centerline; thence turn 06 deg. 48 min. left and run 278.49 feet along said easement centerline; thence turn 09 deg. 12 min. left and run said easement centerline a distance of 261.83 feet to a point on the East boundary of the SE 1/4 of SW 1/4 of Section 23, Township 19 South, Range 1 West; thence continue along said course a distance of 176.36 feet to the PC of a curve concave left, having a delta angle of 54 deg. 03 min. 57 sec. and tangents of 306.47 feet and a centerline arc distance of 566.76 feet to the PC of a reverse curve concave right, having a delta angle of 74 deg. 40 min. 50 sec. and tangents of 100.0 feet and a centerline arc distance of 170.85 feet to the PT; thence along the tangent centerline a distance of 719.70 feet to the PC of a curve concave left, having a delta angle of 48 deg. 19 min. 01 sec. and tangents of 250.0 feet and a centerline arc distance of 470.01 feet to the PT; thence along the tangent centerline a distance of 730.31 feet to a point of termination of herein described easement centerline on the North boundary of Old U.S. Hwy. #280 (80 foot R.O.W.), and further, from the described point of termination back North/Northeasterly along the described centerline to a point of intersection with the South boundary of the SE 1/4 of SW 1/4 of Section 23, Township 19 South, Range 1 West, tracks in close proximity that certain easement centerline described in Book 184 at Page 89; said property being situated in Shelby County, Alabama.

Inst # 1997-10607

04/07/1997-10607
09:17 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
004 MCD 138.00