

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
RICHARD A. WALKER

4491 Cahaba Valley Trace
Birmingham, AL 35242

STATE OF ALABAMA}
SHELBY COUNTY}

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS AND NO/100's (\$575,000.00) to the undersigned grantor or grantors, EUGENE ERWIN RAUGHLEY, JR. and wife KATHY RAUGHLEY, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto RICHARD A. WALKER (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

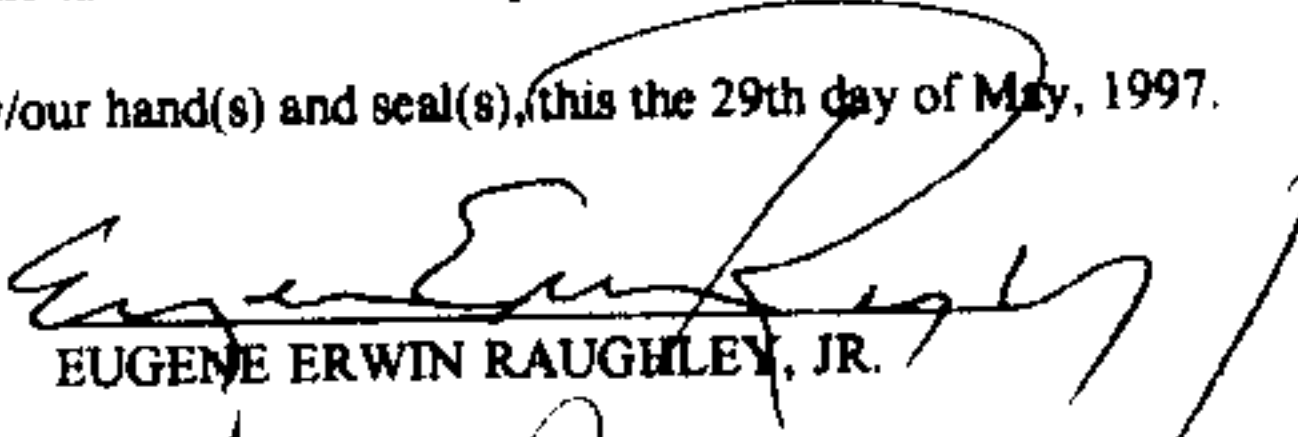
Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997.
Existing covenants and restrictions, easements, building lines, and limitations of record.

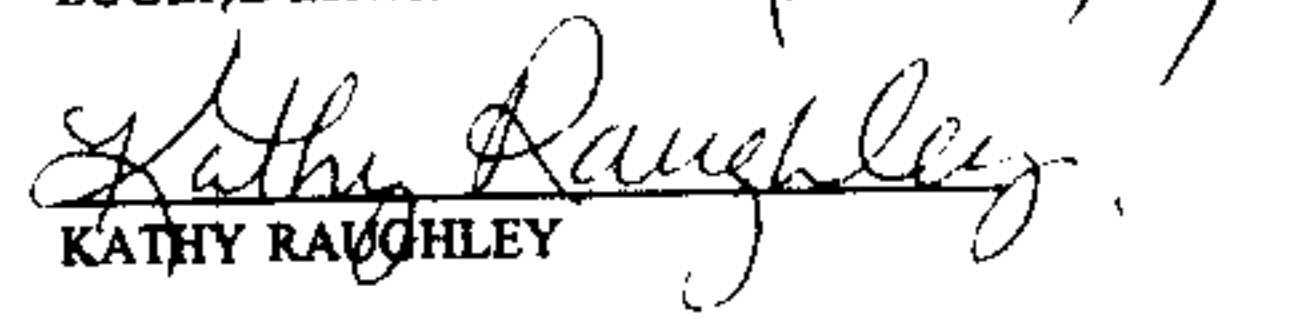
\$575,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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 said GRANTEES, their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that the 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/we have hereto set my/our hand(s) and seal(s), this the 29th day of May, 1997.

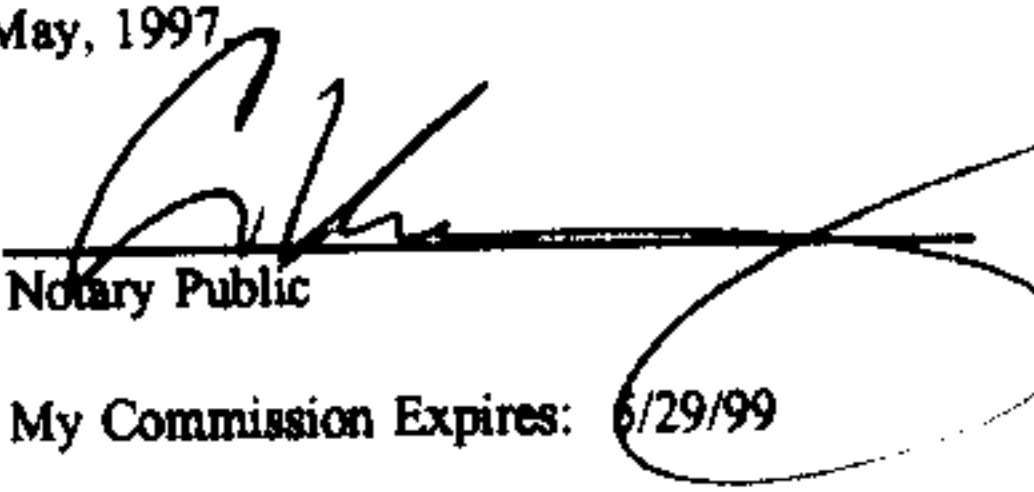

EUGENE ERWIN RAUGHLEY, JR.


KATHY RAUGHLEY

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that EUGENE ERWIN RAUGHLEY, JR. and KATHY RAUGHLEY, 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 the 29th day of May, 1997.


Notary Public

My Commission Expires: 6/29/99

Inst # 1997-17410

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Northeast Quarter of the Northwest Quarter of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section and run East along the North line of said Quarter-Quarter Section 522.20 feet; thence 38 degrees, 03 minutes, 26 seconds right and run in a Southeasterly direction a distance of 477.63 feet to the point of beginning; thence 1 degree, 55 minutes, 23 seconds left and run in a Southeasterly direction a distance of 242 feet; thence 90 degrees right and run in a Southwesterly direction a distance of 180 feet; thence 90 degrees right in a Northwesterly direction a distance of 242 feet; thence 90 degrees right in a Northeasterly direction a distance of 180 feet to the point of beginning.

ALSO:

A 15 foot wide Ingress/Egress Easement in the Northeast Quarter of the Northwest Quarter of Section 23, Township 19 South, Range 2 West, and the Southeast Quarter of the Southwest Quarter of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama, being 7.5 feet on each side of the following described centerline:

Commence at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 23, Township 19 South, Range 2 West, and run East along the North line of said Northeast Quarter of the Northwest 522.20 feet; thence 38 degrees, 03 minutes, 26 seconds right and run in a Southeasterly direction a distance of 477.63 feet; thence 88 degrees, 04 minutes, 37 seconds right in a Southwesterly direction a distance of 114.76 feet to the point of beginning of said Ingress/Egress Easement centerline; thence 70 degrees, 38 minutes, 00 seconds right and run Northwesterly along said centerline 17.75 feet to the point of a curve to the left, having a radius of 30 feet and a central angle of 33 degrees, 25 minutes, 00 seconds; thence run along the arc of said

SEE ATTACHED CONTINUATION

EXHIBIT "A"

Continuation of Legal Description

curve 17.50 feet to the end of said curve; thence run Southwesterly and tangent to the end of said curve 121.98 feet to the point of a curve to the right, having a radius of 30 feet and a central angle of 60 degrees, 33 minutes, 00 seconds, thence run along the arc of said curve 31.70 feet to the end of said curve; thence run Northwesterly and tangent to the end of said curve 32.01 feet; thence 64 degrees, 34 minutes, 00 seconds right and run Northeasterly 68.15 feet to the point of a curve to the right, having a radius of 138.58 feet and a central angle of 32 degrees, 12 minutes, thence run along the arc of said curve 77.88 feet to the end of said curve; thence run Northeasterly and tangent to the end of said curve 37.26 feet to the point of a curve to the left, having a radius of 217.68 feet and a central angle of 13 degrees, 06 minutes, 12 seconds, thence run along the arc of said curve 49.78 feet to the end of said curve; thence run Northeasterly and tangent to the end of said curve 33.87 feet to the point of a curve to the right, having a radius of 126.45 feet and a central angle of 17 degrees, 58 minutes, 26 seconds, thence run along the arc of said curve 39.67 feet to the end of said curve; thence run Northeasterly and tangent to the end of said curve 206.70 feet to the point of a curve to the left, having a radius of 88.83 feet and a central angle of 80 degrees, 21 minutes, thence run along the arc of said curve 124.57 feet to the end of said curve; thence run Northwesterly and tangent to the end of said curve 38.86 feet to the point of a curve to the left, having a radius of 120.95 feet and a central angle of 36 degrees, 36 minutes, thence run along the arc of said curve 77.26 feet to the end of said curve; thence run Northwesterly and tangent to the end of said curve 106.00 feet to the point of a curve to the right, having a radius of 51.16 feet a central angle of 88 degrees, 41 minutes, thence run along the arc of said curve 79.19 feet to the end of said curve; thence run Northeasterly and tangent to the end of said curve 90.93 feet to the point of a curve to the left, having a radius of 56.19 feet and a central angle of 121 degrees, 20 minutes, thence run along the arc of said curve 118.99 feet to the end of said curve; thence run Westerly and tangent to the end of said curve 245.45 feet to the point of a curve to the right, having a radius of 42.28 feet and a central angle of 61 degrees, 11 minutes, 00 seconds, thence run along the arc of said curve 45.15 feet to the end of said curve; thence run Northwesterly and tangent to the end of said curve 23.89 feet to a point on the centerline of Shelby County Road #14, said point being the end of the herein described Ingress/Egress easement centerline. LESS AND EXCEPT the part lying within the right-of-way of Shelby County Road #14.

Minerals and mining rights excepted.

Inst # 1997-17410

06/04/1997-17410
10:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 14.50