

This instrument was prepared by:
(Name) Lamar Ham
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209
WARRANTY DEED-

Send Tax Notice To: Dwight A. Sandlin
name
2090 Columbiana Road
address
Birmingham, AL 35216

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Thousand and 00/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we.

T. M. Burgin, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Dwight A. Sandlin, an undivided one-half interest and

Joseph G. Dobbs, Jr., an undivided one-half interest

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama.

to-wit:

See Attached Exhibit "A" for legal description.

Subject to:

Taxes for the year 1997 not due and payable until October 1, 1997.

This property is not the homestead of the Grantor herein or his spouse.

06/24/1997-19695
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
291.00
ONE NEL

TO HAVE AND 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this
day of May, 19 97

_____ (Seal)

_____ (Seal)

_____ (Seal)

T. M. Burgin
T. M. Burgin

T. M. Burgin

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that

T. M. Burgin, a married man

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on 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 hands and official seal this 11/11 day of May A.D., 1997

Notary Public

FEB 22 1968

Inst # 1997-19695

EXHIBIT "A"

Commence at the southwest corner of the northwest quarter of Section 31, Township 19 South, Range 2 West; thence run in a northerly direction along the west line of said quarter section line for a distance of 10.46 feet to the point of beginning; thence continue along last described course for a distance of 636.02 feet; thence turn a deflection angle to the right of $53^{\circ} 54' 01''$ and run in a northeasterly direction for a distance of 428.24 feet to a point on the southwesterly right of way line of U. S. Highway 31; thence turn a deflection angle to the right of $90^{\circ} 00' 00''$ and run in a southeasterly direction said right of way line for a distance of 40.00 feet; thence turn a deflection angle to the right of $90^{\circ} 00' 00''$ and run in a southwesterly direction for a distance of 202.21 feet; thence turn a deflection angle to the left of $90^{\circ} 00' 00''$ and run in a southeasterly direction for a distance of 314.65 feet; thence turn deflection angle to the right of $85^{\circ} 39'$ and run in a southwesterly direction for a distance of 200.00 feet; thence turn a deflection angle to the left of $85^{\circ} 39'$ and run in a southeasterly direction for a distance of 233.30 feet; thence turn a deflection angle to the right of $94^{\circ} 21' 09''$ and run in a northeasterly direction for a distance of 199.90 feet; thence turn a deflection angle to the right of $94^{\circ} 21' 09''$ and run in a southeasterly direction for a distance of 306.00 feet; thence turn a deflection angle to the right of $85^{\circ} 39'$ and run in a southwesterly direction for a distance of 130.50 feet; thence turn a deflection angle to the right of $44^{\circ} 00' 00''$ and run in westerly direction along the south line of Eckmann Subdivision for a distance of 611.12 feet to the point of beginning.

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