

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of

Ten (\$10.00) Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Estelle Martin, a widow, hereby grants, bargains, sells, and conveys to Estelle Martin, a widow and Elizabeth G. Edwards, a single woman (Hereinafter called Grantee), all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama.

to-wit:

Commence at the Northeast Corner of Section 10, Township 22 South, Range 3 West, Shelby County Alabama; thence run North 88-28'41" West along the North line of said Section 10, a distance of 299.42 feet to the point of beginning; thence continue on the last described course a distance of 4981.79 feet to the Northwest corner of said Section 10, thence run South 0-04'08" West, along the West line of said Section 10 a distance of 984.02 feet; thence run South 87-37'37" East a distance of 1814.69 feet to a point on the West Bank of Shoal Creek; thence run South 87-37'37" East a distance of 72.19 feet to a point 17 feet easterly of the East Bank of said Shoal Creek, and the following courses are 17 feet East of the easterly bank of said Shoal Creek; thence run South 16-29'52" East a distance of 112.40 feet; thence run South 31-14'16" East a distance of 117.64 feet; thence run South 21-27'17" West a distance of 182.96 feet; thence run South 17-43'07" West a distance of 137.91 feet; thence run South 5-09'38" West a distance of 62.88 feet; thence run South 7-40'34" East a distance of 81.73 feet; thence run South 4-49'46" West a distance of 241.32 feet; thence run South 10-36'22" East a distance of 75.85 feet; thence run South 7-57'15" East a distance of 90.91 feet; thence run South 19-14'59" East a distance of 100.27 feet; thence run South 39-38'54" East a distance of 64.85 feet; thence run South 54-47'55" East a distance of 107.96 feet; thence run South 42-49'30" East a distance of 101.20 feet; thence run South 28-09'24" East a distance of 44.39 feet; thence run South 22-28'11" East a distance of 152.37 feet; thence run South 22-48'18" East a distance of 98.04 feet to it's intersection with the centerline of Mill Road, and the following courses are the centerline of said Mill Road; thence run North 50-59'27" East a distance of 41.85 feet; thence run North 55-25'50" East a distance of 101.64 feet; thence run North 58-50'59" East a distance of 177.35 feet; thence run North 53-28'02" East a distance of 78.88 feet; thence run North 76-28'47" East a distance of 246.76 feet; thence run South 86-15'21" East a distance of 83.99 feet; thence run South 79-33'16" East a distance of 217.35 feet; thence run South 77-35'37" East a distance of 77.66 feet; thence run North 88-19'27" East a distance of 46.06 feet; thence run North 71-42'54" East a distance of 42.52 feet; thence run South 82-36'06" East a distance of 127.03 feet; thence run South 76-33'57" East a distance of 314.66 feet; thence run South 76-22'46" East a distance of 222.22 feet; thence run South 75-21'56" East a distance of 199.60 feet; thence run South 71-09'32" East a distance of 68.55 feet; thence run South 66-52'11" East a distance of 51.73 feet said point being the last course in the Centerline of said Mill Road; thence, departing said Mill Road run North 14-33'12" East a distance of 2716.53 feet to the point of beginning, containing 200.56 acres, more or less.

LESS AND EXCEPTING:

PARCEL 1

Commence at the Northeast Corner of Section 10, Township 22 South, Range 3 West; thence run North 88-28'41" West a distance of 299.44 feet to the point of beginning; Thence run North 88-28'41" West a distance of 1500.76 feet; thence run South 2-30'33" East a distance of 1901.91 feet; thence run South 6-33'53" West a distance of 561.43 feet to a point in the centerline of the Old Mill Road; thence run South 76-33'57" East, along said centerline, a distance of 284.79 feet; thence run South 76-22'46" East, along said centerline, a distance of 222.22 feet; thence run South 75-21'56" East, along said centerline, a distance of 199.60 feet; thence run South 71-09'32" East, along said centerline, a distance of 68.55 feet; thence run South 66-52'11" east, along said centerline, a distance of 51.73 feet; thence run North 14-33'12" East a distance of 2716.53 feet to the point of beginning, containing 66.00 acres, more or less.

ALSO:

Commence at the Northeast Corner of Section 10, Township 22 South, Range 3 West; thence run North 88-28'41" West a distance of 299.44 feet to a point; thence continue along same course 1500.76 feet to the point of beginning of the property herein described; thence run South 2-30'33" East a distance of 1901.91 feet to a point; thence run Northwesterly 2,000.00 feet, more or less, to a point on the North line of Section 10, Township 22 South, Range 3 West 206.00 feet West of the point of beginning of the property herein described; thence run East along the North line of Section 10, Township 22 South, Range 3 West a distance of 412.00 feet to the point of beginning, containing 4.5 acres more or less.

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SHELBY COUNTY JUDGE OF PROBATE
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ALSO LESS AND EXCEPTING:

PARCEL 2

Commence at the Northeast corner of Section 10 Township 22 South Range 3 West, Shelby County, Alabama.

Thence run North 88-28'41" West along the North line of said Section 10 a distance of 299.42 feet to a point; thence continue on the last described course for a distance of 4,981.79 feet to the Northwest corner of said Section 10; thence run South 0-04'08" West, along the West line of said Section 10, a distance of 984.02 feet; thence South 87-37'37" East a distance of 1,814.69 feet, more or less, to a point in the center of Shoal Creek; thence follow the meanderings of the center of said Shoal Creek in a Northwesterly direction to a point where the center of said Shoal Creek intersects with the Northern quarter-quarter line of Section Township 22 South, Range 3 West; thence run West along said quarter-quarter line to the Northwest corner of said Section 10 and the point of beginning, situated in Shelby County, Alabama, containing 38 acres more or less.

Said tract shall include a thirty (30) foot wide easement for ingress and egress along the western most boundary of said property that runs along Shoal Creek as retained by Estelle Martin and approximately described as follows:

Commence at the Northeast Corner of Section 10, Township 22 South, Range 3 West, Shelby County Alabama; thence run North 88-28'41" West along the North line of said Section 10, a distance of 299.42 feet to a point; thence continue on the last described course a distance of 4981.79 feet to the Northwest corner of said Section 10, thence run South 0-04'08" West, along the West line of said Section 10 a distance of 984.02 feet; thence run South 87-37'37" East a distance of 1814.69 feet to a point on the West Bank of Shoal Creek; thence run South 87-37'37" East a distance of 72.19 feet to a point 17 feet easterly of the East Bank of said Shoal Creek (hereinafter referred to as point L-1), and the following courses are 17 feet East of the easterly bank of said Shoal Creek; thence run South 16-29'52" East a distance of 112.40 feet; thence run South 31-14'16" East a distance of 117.64 feet; thence run South 21-27'17" West a distance of 182.96 feet; thence run South 17-43'07" West a distance of 137.91 feet; thence run South 5-09'38" West a distance of 62.88 feet; thence run South 7-40'34" East a distance of 81.73 feet; thence run South 4-49'46" West a distance of 241.32 feet; thence run South 10-36'22" East a distance of 75.85 feet; thence run South 7-57'15" East a distance of 90.91 feet; thence run South 19-14'59" East a distance of 100.27 feet; thence run South 39-38'54" East a distance of 64.85 feet; thence run South 54-47'55" East a distance of 107.96 feet; thence run South 42-49'30" East a distance of 101.20 feet; thence run South 28-09'24" East a distance of 44.39 feet; thence run South 22-28'11" East a distance of 152.37 feet; thence run South 22-48'18" East a distance of 98.04 feet to it's intersection with the centerline of Mill Road, thence east along the centerline of said Mill Road an approximate distance of thirty (30) feet, thence follow northerly a course parallel with the west boundary of said property as heretofore described to a point approximately thirty (30) feet east of the point hereinabove referred to as point L-1, thence continue along the same course a distance of approximately thirty (30) feet to a point, thence run westerly to a point where said line crosses the center of Shoal Creek and the property line described above.

TO HAVE AND TO HOLD to said GRANTEE forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances other than those of record on the date hereof, that it has good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

Given under my hand and seal, this 14 day of August, 19 97.

Witnesses

Estelle H. Martin
Estelle Martin (Seal)

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