

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY EIGHT THOUSAND & NO/100---- (\$68,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Kenney C. Porter and wife, Lila Faye Porter (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Riggins Parker (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description attached as Exhibit "A"

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

\$54,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: PO BOX 386, Montvallo, Alabama 35115

TO HAVE AND TO 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 22nd day of August, 1997.

*Kenney C. Porter* (SEAL)  
Kenney C. Porter  
*Lila Faye Porter* (SEAL)  
Lila Faye Porter

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenney C. Porter and wife, Lila Faye Porter 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 22nd day of August A.D., 1997

*[Signature]*  
Notary Public

NOTARY PUBLIC  
SHELBY COUNTY  
3/3/97

09/10/1997-29213  
02:34 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 25.00

Inst # 1997-29213

Parcel X

EXHIBIT "A"

A parcel of land located in the NW 1/4 of the SW 1/4 of the NE 1/4 of Section 16, Township 22 South, Range 2 West more particularly described as follows: Commence at the SW corner of the SW 1/4 of the NE 1/4 of said Section 16, Township 22 South, Range 2 West; thence run Northerly a distance of 668.52 feet along the West boundary of 1/4 1/4 Section to the SW corner of the NW 1/4 of the SW 1/4 of the NW 1/4 of said Section 16; thence turn right 00 deg. 07 min. 33 sec. and run Northerly a distance of 469.00 feet along said West boundary; thence turn right 89 deg. 18 min. 18 sec. and run Easterly a distance of 186.02 feet to a point on the Easterly right of way line of U. S. Highway 31 (Project No. FGI-99(4)); said point being the point of beginning of the parcel herein described; thence continue Easterly 85.00 feet along the same course to a point; thence turn left 88 deg. 26 min. 04 sec. and run Northerly a distance of 206.15 feet to a point; thence turn left 91 deg. 33 min. 56 sec. and run Westerly a distance of 130.66 feet to a point on the original Easterly right of way of said U. S. Highway 31, said point being a point on a curve of said right of way having a Radius of 2161.83 feet, a Delta of 1 deg. 56 min. 55 sec., and a Chord = 73.52 feet, and being concave to the East; thence turn left 99 deg. 10 min. 53 sec. to the chord of said curve and go Southeasterly along the curve of said right of way, an arc distance of 73.52 feet (or a chord distance of 73.52 feet) to a point; thence turn right 89 deg. 01 min. 33 sec. from the chord of the last described curve and run Westerly and radial to said curve a distance of 30.00 feet to a point on the revised right of way of said Highway 31 (Inst. #1997-17081); said point being a point on a curve of said new right of way; said curve having a Radius = 2191.83 feet, a Delta = 3 deg. 25 min. 30 sec., and a Chord = 131.00 feet, and being concave to the East, thence turn left 91 deg. 42 min. 45 sec. to the chord of said curve and go Southeasterly along the curve of said right of way an arc distance of 131.02 feet (or a chord distance of 131.00 feet) to a point; thence turn left 78 deg. 07 min. 56 sec. from the chord of said curve and run Easterly 30.89 feet to the point of beginning of the parcel herein described; being situated in Shelby County, Alabama.



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