

This instrument was prepared by

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P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

James M. Lee

(Name)

D/B/A Ozan Investments

(Address)

P.O. Box 683

Calera AL 35040

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY NINE THOUSAND EIGHT HUNDRED EIGHT and 80/100----DOLLAR

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

KERMIT H. ROBERSON, an unmarried man

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

JAMES M. LEE D/B/A OZAN INVESTMENTS

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREWITH,
AS THOUGH FULLY SET OUT HEREIN.

Inst # 1997-29586

09/15/1997-29586
01:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE NOT 50.00

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, I (we) have hereunto set my (our) hand(s) and seal(s) this 10th
day of September, 19 97

(Seal)

(Seal)

(Seal)

Kermit H. Roberson (Seal)
KERMIT H. ROBERSON

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that KERMIT H. ROBERSON

a Notary Public in and for said County,

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 hand and official seal, this 10th day of SEPTEMBER, 1997

9/13/2001
My Commission Expires:

129
Notary Public

Inst # 1997-29586

EXHIBIT "A"

A tract of land situated in the NE 1/4 of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SE corner of the NW 1/4 of the NE 1/4 of said Section 22; using an assumed bearing of South 00 deg. 45 min. 00 sec. West for the East line of said 1/4 1/4; thence turn an angle to the right of 60 deg. 37 min. 12 sec. and run South 61 deg. 22 min. 12 sec. West a distance of 682.22 feet to a point on the North right of way of Alabama Highway 25, said point being the point of beginning of the parcel herein described; thence run North 40 deg. 59 min. 28 sec. West a distance of 407.84 feet to a point; thence run South 63 deg. 02 min. 04 sec. West a distance of 184.66 feet to a point; thence run South 28 deg. 58 min. 47 sec. East a distance of 305.00 feet to a point; thence run South 59 deg. 12 min. 39 sec. East a distance of 138.72 feet to a point on the North right of way of said Alabama Highway 25; thence run in a Northeasterly direction along a curve of said highway right of way a distance of 200.70 feet to the point of beginning, said curve being concave to the Northwest and having a radius of 1382.75 feet, a central angle of 8 deg. 18 min. 58 sec. a chord of 200.52 feet with a bearing of North 55 deg. 27 min. 08 sec. East. Being situated in Shelby County, Alabama.

EASEMENT DESIGNATION:

Grantor does hereby reserve an easement appurtenant along the easternmost line of said real estate, running from Alabama Highway No. 25, in a northwesterly direction for 407.84 feet, which will consist of 30 feet of uniform width along the easternmost line of said property. Furthermore, said grantor does hereby grant unto grantee a 30 foot easement of uniform width which runs along the northeast side of said easternmost line of such property herein conveyed. It is understood and agreed by and between the parties that the easternmost line of the property hereinabove described shall constitute the centerline of a 60 foot easement right of way for the purpose of ingress, egress and utilities, as the need may arise by either grantor or grantee hereinabove designated.

KERMIT H. ROBERSON IS THE SURVIVING GRANTEE OF DEED RECORDED IN REAL BOOK 339, PAGE 73, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, THE OTHER GRANTEE, MARY C. ROBERSON, HAVING DIED ON OR ABOUT THE 25th DAY OF October, 1996.

SUBJECT TO:

General and special taxes or assessments for 1998 and subsequent years not yet due and payable.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 106 pages 26 and 27 and Deed Book 202 page 349 in Probate Office.

Easement(s) to Alabama Power Company as shown by instrument recorded in Inst. #1994-466 in Probate Office.

SUBJECT TO REAL ESTATE MORTGAGE AND NOTE EXECUTED ON EVEN DATE HERewith BY GRANTEE HEREIN, IN FAVOR OF GRANTOR, IN THE SUM OF \$90,866.16. SAID MORTGAGE SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS DEED OF CONVEYANCE.

Dated: 09/10/97

Kermit H. Roberson
Kermit H. Roberson
Inst # 1997-29586

09/15/1997-29586
01:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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