

STATE OF ALABAMA *
SHELBY COUNTY *

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, JAMES SIMMONS, a single man, (herein referred to as Grantor), do hereby grant, bargain, sell and convey unto MIKE MIMS and wife, TERESA MIMS, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL A

Commence at the NW corner of the NE¼ of Section 20, Township 20 South, Range 2 East; thence run South along the West line of said ¼-¼ for 470.80 feet to the Point of Beginning; thence continue last described course for 501.28 feet to the centerline of Yellow Leaf Creek; thence 91°33'18" Left run along said creek 149.7 feet; thence 19°34'30" Left run along said creek 170.26 feet; thence 8°17'45" Right run along said creek for 144.94 feet; thence 11°36'08" Right run along said creek for 150.03 feet; thence 3°56'18" Right run along said creek 82.10 feet; thence 92°48'37" Left run 154.00 feet; thence 90° Right run 1481.17 feet to the Westerly R/W of State Hwy. 25; thence 92°25' Left to tangent of a curve having a radius of 3222 feet; thence run along said curve and R/W for 250.00 feet; thence 92°01'37" Left from tangent of said curve run 2162.69 feet to the Point of Beginning. Containing 15.41 acres, more or less.

PARCEL B

Commence at the NW corner of the NE¼ of Section 20, Township 20 South, Range 2 East; thence run South along the West line of said quarter section for 720.80 feet; thence 89°55' Left run 682.0 feet to the Point of Beginning; thence continue last described course for 1481.17 feet to the Westerly R/W of State Hwy. 25; thence 87°46' Right to tangent of a curve to the Left (having a radius of 3222 feet) run along said curve for 126.72 feet; thence continue along said R/W for 436.39 feet; thence 94°32'26" Right run 1174.68 feet to the center line of Yellow Leaf Creek; thence 127°08'14" Right run along said creek 286.36 feet; thence 31°07'22" Left run 82.22 feet along said creek; thence 29°22'44" Left run along said creek 49.34 feet; thence 40°38'54" Left run along said creek 513.36 feet; thence 84°03'40" Right run 154.0 feet to the Point of Beginning. Containing 15.25 acres, more or less.

This conveyance does not include any right or interest in or to mobile home described in UCC Filing No. 1994-28173 in the Probate Office of Shelby County, Alabama.

Grantor shall pay 1997 Ad Valorem taxes.

TO HAVE AND TO HOLD to the Grantees, their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said

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premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend these same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

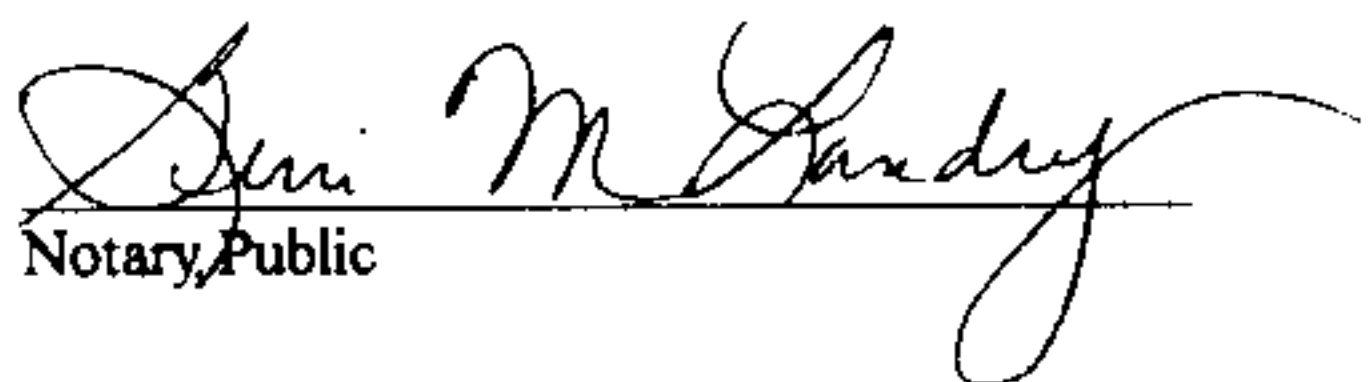
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 18th day of September 1997.


JAMES SIMMONS, a single man (L.S.)

STATE OF ALABAMA *
TALLADEGA COUNTY *

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that JAMES SIMMONS, whose name 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12th day of September 1997.


Notary Public

This instrument prepared by:
B. Greg Wood
WOOD & HOLLINGSWORTH
123 Sixth Avenue, SW
Childersburg, Alabama 35044

Grantees Address:
1780 Highway 25 South
Harpersville, Alabama 35078

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