

THIS INSTRUMENT PREPARED BY:

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Prepared without benefit  
of title exam or survey

Inst # 1997-33559

STATE OF ALABAMA )

SHELBY COUNTY )

10/15/1997-33559  
11:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 SNA 14.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and 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 and sufficiency of which is hereby acknowledged, **Kermit L. Stephens**, a married man, herein referred to as Grantor, does grant, bargain, sell and convey unto **Joseph W. Stephens**, herein referred to as Grantee, an undivided one-half (1/2) interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the W $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 2, Township 24 North, Range 12 East in Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of Section 2, Township 24 North, Range 12 East, thence 1,365.74 feet east along the North line of Section 2 to an iron in the East line of the W $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 2; thence 1,927.87 feet southerly along the East line of the W $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 2, to the North right of way line of Alabama Highway No. 25 (50 foot overall right of way width); thence 95 deg. 25 min. right along the North right of way line of Alabama Highway No. 25 for 573.0 feet to an iron pin located at the PC of a curve to the right, also the point of beginning of the property hereinafter described; thence continue along the North right of way line of Alabama Highway No. 25, which lies on a curve to the right to an iron pin whose deflection is 5 deg. 08 min. right from the point of beginning and which lies a cord distance of 252.10 feet from the point of beginning; thence 90 deg. 26 min. right for 214.35 feet to an iron pin; thence 27 deg. 59 min. left for 119.00 feet to an iron pin; thence 20 deg. 01 min. left for 176.33 feet to an iron pin; thence 113 deg. 53 min. right for 360.74 feet to an iron pin in the western right of way line of the Montevallo Industrial Park access road, which road is on a curve having a radius to the right of way line of 507.46 feet, which curve is concave to the East, with the line last described radial to the curve of the right of way line at its intersection with the right of way line; thence Southerly along the westerly right of way line of Industrial Park Road to an iron pipe which is the PC of the curve which PC lies from the point last described a cord distance of 87.87 feet and a deflection angle from the curve at that point of 4 deg. 58 min.; thence continue along the right of way line of Industrial Park Road and tangent to the curve from the PC for 63.94 feet to an iron pin which is the PT of a curve to the right, which curve has a central angle of 28 deg. and a radius to the right of way line of 447.46 feet; thence continue along the right of way line and the curve last described to the PC of the curve which is an iron pin and lies a cord distance of 216.50 feet from the PT last described; thence continue along the right of way line of access road and tangent to the curve last described from the PC 169.95 feet to an iron pin; thence deflect right 43 deg. 09 min. a distance of 101.17 feet to the point of beginning with a closing angle to the right of 52 deg. 20 min.; being situated in Shelby County, Alabama.

Grantor herein certifies subject property does not constitute his homestead nor the homestead of his spouse.

The Grantor herein acquired his interest in the property described herein from Marvin Eugene Hall and wife, Mary E. Hall, by that certain Warranty Deed recorded in Deed Book 121 at Page 361 in the Probate Office of Shelby County, Alabama. Said deed refers to the Grantor and Grantee herein as "Kermit Stevens" and "Joe Stevens". The correct spelling of the last name of the said Grantor and Grantee is "Stephens" not "Stevens".

On or around November 8, 1996, the Grantor and Grantee named herein entered into a transaction pursuant to §1031 of the Internal Revenue Code of 1986, as amended, wherein the said Grantor and Grantee exchanged interests in certain real property. It was the intention of the Grantor and Grantee for the property described herein to be included in such transaction; however, such real property was inadvertently deleted.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim, and demand whatsoever, as well in law as in equity, of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the Grantee, his heirs or assigns forever. And said Grantor does for himself and for his heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same aforesaid, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this the 9<sup>th</sup> day of October, 1997.

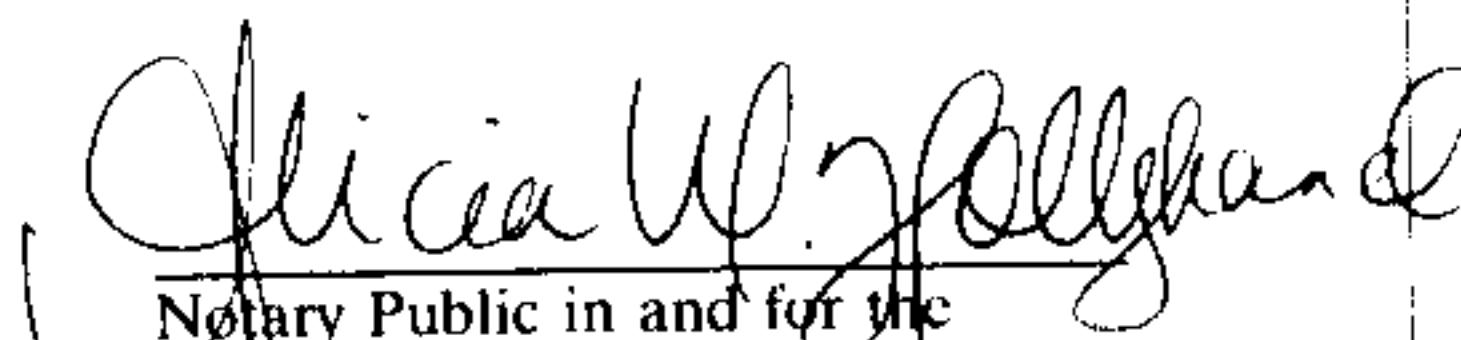
  
KERMIT L. STEPHENS

STATE OF ALABAMA )  
Bibb COUNTY )

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, do hereby certify that Kermit L. Stephens, 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 the said conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office on this the 9<sup>th</sup> day of October, 1997.

My Commission Expires:  
3-6-2001

  
Notary Public in and for the  
State of Alabama at Large

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lost # 1997-33559

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