

STATE OF ALABAMA
COUNTY OF SHELBY

)
) **WARRANTY DEED**

KNOW ALL BY THESE PRESENTS, that in consideration of **One Hundred Sixty Thousand & No/100 Dollars (\$160,000.00)** and other good and valuable consideration to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Mildred L. Orr**, a married woman (Mildred L. Orr named herein is one and the same as Mildred L. Bolton, devisee under the Wills of Katherine W. Bolton and Arthur P. Bolton, Jr. and grantee in deed recorded in Deed Book 268, Page 130)(herein referred to as the "Grantor"), grant, bargain, sell and convey unto **Lee R. Binion and Angela F. Gray** (collectively herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama to wit:

See Exhibit A attached hereto and incorporated herein as if set forth fully and at length.

\$140,000.00 of the purchase price recited herein was furnished by a **Purchase Money Mortgage** executed simultaneously herewith.

This property does not constitute the homestead of the Grantor or her spouse.

SUBJECT TO:

1. 1998 Ad Valorem Taxes, a lien but not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the Grantor.
3. Right of Way granted Alabama Power Company recorded in Deed Book 112, Page 458; Deed Book 112, Page 459; Deed Book 112, Page 460; Deed Book 112, Page 461; Deed Book 123, Page 430; Deed Book 123, Page 431 and Deed Book 217, Page 752.
4. Right of Way granted Southern Natural Gas Company recorded in Deed Book 141 Page 58, and Deed Book 196, Page 308.
5. Right of Way granted Shelby County, Alabama recorded in Deed Book 212, Page 98 and Deed Book 212, Page 598.
6. Easements, rights and obligations under that certain instrument between Grantor and Arthur P. Bolton, III relating to water rights for property adjoining the property conveyed hereby.

TO HAVE AND TO HOLD, unto said Grantees their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I will and my heirs and assigns shall, warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has executed this conveyance, this the 14 day of October, 1997.


Mildred L. Orr

10/17/1997-33936
02:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 33.50

Inst # 1997-33936

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mildred L. Orr** 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 conveyance, she executed the same voluntarily.

Given under my hand this 14th day of October, 1997.

Catherine M. Miles
Notary Public
My Commission Expires: 11-2-98

RE-2868

THIS INSTRUMENT WAS PREPARED BY:

James E. Vann, Esquire
Johnston & Conwell, L.L.C.
800 Shades Creek Parkway
Suite 325
Birmingham, Alabama 35209
(205) 414-1212

SEND TAX NOTICE TO:

Ms. Lee R. Binion and Ms. Angela F. Gray
223 Stage Coach Road
Alabaster, AL 35007

EXHIBIT A

DESCRIPTION OF REAL PROPERTY

The following described parcels of land located in the NW 1/4 of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

PARCEL I:

Commence at the NW corner of the NW 1/4 of said Section 36; thence South 86°11'13" East along the north line of said Section 36 a distance of 618.71 feet; thence South 3°48'47" West a distance of 263.06 feet to the point of beginning; thence South 21°29'02" East a distance of 156.25 feet; thence North 79°50'32" East a distance of 267.94 feet; thence South 10°07'17" East a distance of 95.53 feet; thence North 79°43'02" East a distance of 18.44 feet; thence North 17°23'19" West a distance of 279.27 feet; thence South 74°05'51" West a distance of 283.28 feet to the point of beginning.

PARCEL II:

Commence at the NW corner of the NW 1/4 of said Section 36; thence South 86°11'13" East along the North line of said Section 36 a distance of 618.71 feet; thence South 3°48'47" West a distance of 263.06 feet; thence South 21°29'02" East a distance of 156.25 feet to the point of beginning; thence continue along the last described course a distance of 404.84 feet; thence North 87°41'52" East a distance of 446.54 feet to the west R.O.W. line of Stage Coach Road (Prescriptive R.O.W.); thence North 21°29'15" West a distance of 370.07 feet; thence South 79°43'02" West a distance of 181.27 feet; thence North 10°07'17" West a distance of 95.53 feet; thence South 79°50'32" West a distance of 267.94 feet to the point of beginning.

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