

This Instrument Prepared By:
John F. Wallace, II
P. O. Box 247
Columbiana, AL 35051

✓ Send Tax Notice To:
John F. Wallace, II
P. O. Box 247
Columbiana, AL 35051

Inst # 1997-39135

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned Grantor (whether one or more), cash in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, AYERS INTERESTS, INC., (herein referred to as Grantor, whether one or more), hereby grants, bargains, sells and conveys unto JOHN F. WALLACE, II (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows:

Begin at the NW corner of NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 12, Township 19 South, Range 1 East, Shelby County, Alabama; run South along the West $\frac{1}{4}$ - $\frac{1}{4}$ line 252 feet; thence deflect left 66 deg. 00 min. for 246 feet; thence run east and parallel to the North $\frac{1}{4}$ - $\frac{1}{4}$ line to the East $\frac{1}{4}$ - $\frac{1}{4}$ line; thence run North along the East $\frac{1}{4}$ - $\frac{1}{4}$ line 352 feet, more or less, to the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run west along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, 1318 feet to the point of beginning.

Together with a non-exclusive automobile access easement to provide ingress and egress to and from the above described property and Shelby County Highway #55, over and along the existing roadways as designated in Deed Book 316, Pages 898-902, Office of Judge of Probate of Shelby County, Alabama, and an extension thereof, across property owned by Terry R. Grizzard and wife, Cathy G. Grizzard to reach the subject property.

Being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1998 and thereafter; (2) Terms and conditions as set out by Quit Claim Deed of non-exclusive easement as set out in Deed Book 316, Pages 898-902 in the Probate Office; (3) Easement, or right to an easement, to provide access to a lake as set out in Deed Book 351, Page 732 in the Probate Office; (4) Right of others to use easement as set out in Deed Book 351, Page 732 in the Probate Office.

Mineral and mining rights and all rights incident thereto, are hereby quit claimed to Grantee but are not warranted.

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TO HAVE AND TO HOLD to the said Grantee, his heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, Ayers Interests Inc, by and through its President, Laura Dobbins Wallace, has hereunto set its hand and seal, this 2nd day of December, 1997.

AYERS INTERESTS, INC.

By: Laura Dobbins Wallace
Laura Dobbins Wallace, President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LAURA DOBBINS WALLACE, whose name as PRESIDENT of AYERS INTERESTS, INC. a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 2nd day of Dec, 1997.

Ayanne Smith
Notary Public
My Commission Expires: _____

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MY COMMISSION EXPIRES AUGUST 19, 2000

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