

This Instrument Was Prepared By:
DICKERSON & MORSE
Attorneys-at-Law
1920 Valleydale Road
Birmingham, Alabama 35244

STATE OF ALABAMA
COUNTY OF SHELBY

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **THIRTY FIVE THOUSAND EIGHT HUNDRED FORTY DOLLARS AND 00 CENTS (US\$35,840.00)** Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, G. F. B. Steel, Inc., a Corporation (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Bobby Ray Ellison, a married man, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Commence at the southwest corner of Section 28, Township 21 South, Range 2 West, Shelby County, Alabama. Thence run in an easterly direction along the south line of said Section 1,341.69' to the northeasterly right of way line of Highway 31; Thence run 111 degrees 25 minutes left and run northeasterly along said right of way line 374.52' to the P.C. of a curve to the right having a central angle of 12 degrees 43 minutes 30 seconds and a radius of 2,730.14'; Thence continue along the arc of said curve an arc distance of 606.35' to the P.T. of said curve; Thence continue along said right of way along the tangent of last described curve a distance of 494.03' to the P.C. of a curve to the left having a central angle of 4 degrees 36 minutes 47 seconds and a radius of 2,859.05'; Thence continue along the arc of said curve an arc distance of 230.91' to a steel rebar pin on the easterly right of way of said Highway 31 at a fence corner of the G. F. B. Steel Company property; Thence turn an angle of 100 degrees 51 minutes 16 seconds right as measured from the chord of last described curve and run easterly along said fence for a distance of 430.57' to a steel rebar corner and the Point of Beginning of the property being described; Thence continue along last described course 778.52' to a steel pin corner in the centerline of "Camp Branch" creek; Thence turn 135 degrees 57 minutes 31 seconds right and run southwesterly along the center line of said branch 85.72' to a point; Thence turn 32 degrees 32 minutes 30 seconds right and continue along the centerline of said branch 70.26' to a point; Thence turn 30 degrees 05 minutes 30 seconds left and continue along the centerline of said branch 114.01' to a steel rebar corner; Thence turn 62 degrees 00 minutes 38 seconds right and run west-southwesterly 507.98' to a steel rebar corner; Thence turn 101 degrees 03 minutes 47 seconds right and run northerly 379.09' to the point of beginning, containing 4.48 acres.

Note: This is not the homestead property of the grantor as defined in Code of Alabama Section 6-10-3.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining and the reversion or the reversion, 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 of 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 said GRANTEE, GRANTOR heirs and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it is entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

01/05/1998-00142
12:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
KOE KCB 47.00

Inst. # 1998-00142

IN WITNESS WHEREOF, the said G. F. B. Steel, Inc., a Corporation, has hereunto set its signature by Raymond Carl Lyon Jr. its President duly authorized on this the 30TH day of DECEMBER, 1997.

G. F. B. Steel, Inc.

By 
Raymond Carl Lyon Jr.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Raymond Carl Lyon Jr., whose name as President of G. F. B. Steel, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 30 day of DECEMBER, 1997.


Notary Public

My Commission Expires: 9/10/00

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