

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
WILLIAM V. DILLARD

STATE OF ALABAMA}
SHELBY COUNTY}

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY-TWO THOUSAND DOLLARS AND NO/100's (\$22,000.00)** to the undersigned grantor or grantors, **MINNIE G. ACTON, an widowed woman**, (herein referred to as Grantors, whether one or more), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTORS** do grant, bargain, sell, and convey unto **WILLIAM V. DILLARD** (herein referred to as **GRANTEE**, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:
Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997.
Existing covenants and restrictions, easements, building lines, and limitations of record.

TO HAVE AND TO HOLD Unto the said **GRANTEE**, his, her or their heirs and assigns forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with said **GRANTEES**, their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that the are free from all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; that I/we will and my our heirs, executors and administrators 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, I/we have hereto set my/our hand(s) and seal(s), this the 27th day of January, 1997.

Minnie G. Acton
Inst # **MINNIE G. ACTON**

STATE OF ALABAMA}
JEFFERSON COUNTY}

01/23/1998-02463
11:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA 33.00

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **MINNIE G. ACTON**, 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 on the day the same bears date.

Given under my hand and official seal, this the 27th day of January, 1997.

[Signature]
Notary Public
My Commission Expires: 5/29/99

Inst # 1998-02463

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EXHIBIT "A"
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Begin at the SE corner of the N 1/2 of the NW 1/4 of the SE 1/4 of Section 26, Township 20 South, Range 3 West; thence North 00 deg. 44 min. 58 sec. East along the East boundary of said N 1/2 of the NW 1/4 of the SE 1/4 and the SW 1/4 of the NE 1/4 of Section 26 a distance of 939.14 feet; thence North 88 deg. 07 min. 48 sec. West a distance of 325.19 feet; thence South 20 deg. 34 min. 40 sec. West a distance of 127.58 feet; thence South 52 deg. 41 min. 47 sec. West a distance of 149.76 feet; thence South 76 deg. 59 min. 39 sec. West a distance of 364.29 feet to a point of the Westerly boundary of the 50 feet wide right of way of King James Court; thence South 13 deg. 00 min. 21 sec. East along said right of way 19.27 feet to the beginning of a curve to the left, concave to the Northeast, having a radius of 652.50 feet; thence left through a central angle of 28 deg. 29 min. 27 sec. along said curve 324.46 feet to the point of tangency; thence South 41 deg. 23 min. 31 sec. East a distance of 73.87 feet to the beginning of a curve to the right, concave to the West, having a radius of 23.21 feet; thence right through a central angle of 95 deg. 12 min. 15 sec. along said curve 38.57 feet to the beginning of the Northerly 50 feet wide right of way of King Arthur Drive and a curve to the right, concave to the Northwest, having a radius of 220.96 feet; thence right through a central angle of 44 deg. 15 min. 15 sec., along said curved right of way 170.66 feet to the point of tangency; thence North 88 deg. 06 min. 20 sec. West along, said right of way 126.04 feet; thence South 01 deg. 51 min. 14 sec. West from said right of way 180.00 feet to a point on the South boundary of the aforementioned N 1/2 of the NW 1/4 of the SE 1/4; thence South 88 deg. 07 min. 48 sec. East along said boundary 924.12 feet to the point of beginning; being situated in Shelby County, Alabama.