

This instrument was prepared by:
(Name) James W. Fährmeister
(Address) P.O. Box 380275
Birmingham, Alabama 35238

Send Tax Notice to:
(Name) Michael J. McKay
(Address) 455 Chelsea Ridge Lane
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Two Hundred Forty Two Thousand Dollars and 00/100(\$242,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or Thrasher/Hughins Properties, a partnership (herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto Michael J. McKay, a married man

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A for legal description

Subject to:

1. Taxes and assessments for the year 1998, and subsequent years, which are not yet due and payable.
2. Mineral and mining rights and rights incident thereto recorded in Deed Book 13, page 161 and Deed Book 37, page 289, in the Probate Office of Shelby County, Alabama.
3. Right of way granted to Alabama Power Company by instrument recorded in Deed Book 102, page 105, Deed Book 242, page 462, and Deed Book 222, page 735, in the Probate Office of Shelby County, Alabama.
4. Right of way to Shelby County, recorded in Deed Book 135, page 437 and Deed Book 135, page 439, in the Probate Office of Shelby County, Alabama.
5. Restrictions or covenants recorded in Real 78, page 750, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
6. Less and except any part of subject property lying within a road right of way, as shown by recorded Map.
7. All other existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

NOTE: \$60,000.00 of the above recited consideration was paid from the proceeds of a mortgage loan filed simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 10th day of March, 19 98.

D. C. Thrasher (Seal)
Thrasher/Hughins Properties, a partnership
By: D. C. Thrasher (Seal)
Its: Partner (Seal)

B. Wayne Hughins (Seal)
Thrasher/Hughins Properties, a partnership
By: B. Wayne Hughins (Seal)
Its: Partner (Seal)

STATE OF ALABAMA }
Shelby County } See Attached Acknowledgement
General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____, whose name(s) _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this _____ day of _____, 19 _____.

My Commission Expires:

Notary Public

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STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned authority, a Notary Public in and for said County and State, hereby certify that D. C. Thrasher and B. Wayne Hughins, whose name as partners of Thrasher/Hughins Properties, are signed to the foregoing instrument and who are known to me, acknowledged before me, on this day, that, being informed of the contents of such conveyance, they, in their capacity as partners, executed the same voluntarily on the day the same bears date.

WITNESS my hand and seal this 10th day of March, 1998.


Notary Public
My Commission Expires: 3-1-99

Exhibit "A"

A parcel of land in the SE 1/4 of the SE 1/4 of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of said Section 5, thence run West along the South section line 226.22 feet to a point on the West right of way of Shelby County Highway No. 39 and the point of beginning:

Thence continue last course 158.63 feet; thence turn right $64^{\circ}04'04''$ and run northwest 238.38 feet, thence turn right $250^{\circ}44'09''$ and run North 140.53 feet, thence turn right $90^{\circ}11'42''$ and run East 457.00 feet to a point on the Northwest right-of-way of said highway #39, thence turn right $125^{\circ}05'10''$ and run southwest 185.46 feet along said right of way to the point of a counter-clockwise curve having a Delta angle of $24^{\circ}04'30''$ a radius of 530.00 feet and a tangent of 113.02 feet, thence run along the arc of said curve 222.70 feet to the point of beginning.

Burdened by and benefiting from a non-exclusive easement for ingress, egress and utilities, 40 feet wide, 20 feet on each side of the following described centerline:

Commence at the Southeast corner of said Section 5, thence run West along the South section line 226.22 feet to a point on the West right-of-way of Shelby County Highway No. 39, said point of beginning on a clockwise curve having a Delta angle of $02^{\circ}12'44''$, a radius of 530.00 feet and a tangent of 10.23 feet, thence turn right $101^{\circ}05'30''$ to tangent and run North along the arc of said curve 20.46 feet to the point of beginning of said centerline:

Thence run West, parallel with the South section line 172.68 feet, thence turn right $64^{\circ}04'04''$ and run Northwest 257.66 feet to the end of said centerline.

The property described includes a portion of a platted property known as "Greenleaf Condominiums of Chelsea" and recorded in the map book 13, page 27 in the office of the Judge of Probate of Shelby County, Alabama.

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