

Send tax notice to:
Mr. and Mrs. Benjamin H. Knight
406 Highway 480
Vandiver, AL 35176

This Instrument Prepared By:

Louis B. Feld, Esq.
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.
2000 SouthBridge Pkwy., Suite 500
Birmingham, Alabama 35209

10, 000

52860-8661 # 1st 1998-09825

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable considerations, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Benjamin H. Knight and Johnnie R. Knight, husband and wife (hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto Benjamin H. Knight and Johnnie R. Knight **as tenants in common** (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees, Grantees' heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, Grantees' heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantees, Grantees' heirs, successors and assigns forever, against the lawful claims of all persons.

Grantees and Grantors are one and the same persons.

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03/20/1998-09825
11:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 23.50

2nd IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this
day of March, 1998.

Benjamin H. Knight
Benjamin H. Knight

Johnnie R. Knight
Johnnie R. Knight

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Benjamin H. Knight and Johnnie R. Knight, husband and wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 2nd day of March, 1998.

Donna B. Frey
Notary Public

Donna B. Frey
Printed Name

[NOTARY SEAL]

My Commission Expires: 3-11-99

EXHIBIT "A"

A tract of land situated in the SW ¼ of the NW ¼ and the NW ¼ of the SW ¼, Section 11, Township 18 South, Range 1 East;

Commence at the SE corner of the SW ¼ of the NW ¼ of said Section, Township and Range for the point of beginning; thence north 88 degrees 25 minutes 05 seconds west and run 235.58 feet; thence south 1 degrees 50 minutes 58 seconds west and run 553.66 feet; thence south 75 degrees 28 minutes 46 seconds west and run 627.43 feet; thence north 6 degrees 31 minutes 28 seconds east and run 390.26 feet; thence north 50 degrees 47 minutes 45 seconds west and run 187.0 feet; thence north 21 degrees 51 minutes 54 seconds east and run 240.76 feet; thence north 88 degrees 12 minutes 29 seconds west and run 449.56 feet; thence north 1 degree 44 minutes 40 seconds east and run 777.94 feet to a point on the south right of way of a county road, said point being on a curve to the left having a central angle of 18 degrees 28 minutes 09 seconds and a radius of 1704.53 feet; thence north 67 degrees 36 minutes 53 seconds east and along the chord of said curve run 547.06 feet; thence north 58 degrees 22 minutes 50 seconds east and run 231.43 feet to the point of a curve to the right, said curve having a central angle of 33 degrees 14 minutes 35 seconds and a radius of 1102.33 feet; thence north 75 degrees 00 minutes 08 seconds east and along the chord of said curve run 630.69 feet; thence south 88 degrees 22 minutes 44 seconds east and run 22.52 feet, more or less to the NE corner of the SW ¼ of NW ¼ thence south 1 degree 37 minutes 55 seconds west and run 1309.61 feet to the point of beginning; being situated in Shelby County, Alabama.

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