

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

SEND TAX NOTICE TO:
CROWN CONSTRUCTION CO.,
INC.

STATE OF ALABAMA)
SHELBY COUNTY)

03/27/1998-10756
08:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
64-100 General Warranty Deed

Inst # 1998-10756

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIFTY THOUSAND DOLLARS AND NO/100's (\$50,000.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, DEWEY EARL HARDIN and wife, VICKIE L. HARDIN, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell, and convey unto CROWN CONSTRUCTION CO., INC. (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 1998 and subsequent years thereafter, including any "roll-back taxes", not yet due and payable until October 1, 1998.

Existing covenants and restrictions acknowledged by GRANTEE, easements, building lines and limitations of record.

DEWEY EARL HARDIN is one and the same person as DEWEY HARDIN.

VICKIE L. HARDIN is one and the same person as VICKIE HARDIN.

TO HAVE AND TO HOLD to the said GRANTEE its successors and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE its successors 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 has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, I/we have hereto set my/our hand(s) and seal(s), this the 19th day of March, 1998.


DEWEY EARL HARDIN


VICKIE L. HARDIN

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, DEWEY EARL HARDIN and VICKIE L. HARDIN, 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, executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal of office this 19th day of March, 1998.


Notary Public
My Commission Expires: 5/29/99

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

PARCEL I

Commence at the Southeast corner of the Northwest Quarter of Northwest Quarter of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama; thence North 1 degree 54 minutes 08 seconds East along the east line of said Quarter-Quarter section for a distance of 332.18 feet to the POINT OF BEGINNING; thence North 87 degrees 17 minutes 37 seconds West for a distance of 458.15 feet to a point on the easterly right-of-way of Cahaba Beach Road (R.O.W. 60 feet); thence North 11 degrees 01 minutes 00 seconds East along said right-of-way for a distance of 20.00 feet; thence North 56 degrees 15 minutes 39 seconds East and leaving said right-of-way a distance of 67.79 feet; thence North 32 degrees 52 minutes 15 seconds East for a distance of 123.66 feet; thence South 87 degrees 18 minutes 36 seconds East for a distance of 336.24 feet; thence South 01 degrees 54 minutes 08 seconds West for a distance of 167.09 feet to the POINT OF BEGINNING.

Also, an ingress and egress easement as recorded in Deed Book 301, Page 647, in the office of the Judge of Probate of Shelby County, Alabama.

PARCEL II

Commence at the SE corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West, and run thence Northerly along the East boundary of said Quarter Quarter Section 495 feet for point of beginning; thence continue Northerly along the East boundary of said Quarter Quarter Section 165 feet; thence turn a right angle to the left and run thence Westerly 100 feet; thence turn an angle of 90 deg. to the left and run Southerly, parallel with the East boundary of said Quarter Quarter Section 165 feet; thence turn an angle of 90 deg. to the left and run thence Easterly and parallel with the North boundary of said Quarter Quarter Section 100 feet to point of beginning.

Being situated in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West.

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002 SNA 61.00