

THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS OF THE LAST WILL AND TESTAMENT OF EUGENE E. RAUGHLEY, DECEASED, AS FILED IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA AND RECORDED IN WILL BOOK 35, PAGE 274.

THIS DEED DONE WITHOUT BENEFIT OF A TITLE SEARCH

Send Tax Notice to:
Caroline M. Raughley
4995 Cahaba Valley Trace
Birmingham, Alabama 35244

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, CAROLINE M. RAUGHLEY, EMILY CAROLINE RAUGHLEY WISE, and MELINDA M. MATHEWS, CO-EXECUTORS OF THE ESTATE OF EUGENE E. RAUGHLEY, DECEASED (hereafter referred to as the "Grantors"), in hand paid by CAROLINE M. RAUGHLEY, (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, all right, title, and interest in the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A"

This conveyance is made subject to the following:

1. 1998 ad valorem taxes, a lien due and payable October 1, 1998.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of way, 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.

NOTE: The undersigned Grantors limit their liability hereunder solely to the assets they receive in their capacity as the executors of the Estate as aforesaid.

TO HAVE AND TO HOLD to the said Grantee, and to the heirs, executor and assigns of such Grantee in fee simple forever against the lawful claims of all parties claiming by, through, or under the Grantors.

IN WITNESS WHEREOF, the said Grantors have hereto set their hands and seals on this the 27th day of March, 1998.

Caroline M. Raughley
Caroline M. Raughley, Co-Executor of the Estate of
Eugene E. Raughley, deceased

Inst # 1998-13215

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04/14/1998-13215
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

004 NCD 17.00

Regions Bank
P.O. Box 10247

Inst # 1998-13215

Emily Caroline Raughley Wise
Emily Caroline Raughley Wise, Co-Executor of the
Estate of Eugene E. Raughley, deceased

Melinda M. Mathews
Melinda M. Mathews, Co-Executor of the Estate of
Eugene E. Raughley, deceased

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caroline M. Raughley, whose name as Co-Executor of the Estate of Eugene E. Raughley, deceased, 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, in her capacity as such Co-Executor, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March, 1998.

AFFIX SEAL

Brian P. Potts
Notary Public
My Commission Expires: 5/19/00

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Emily Caroline Raughley Wise, whose name as Co-Executor of the Estate of Eugene E. Raughley, deceased, 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, in her capacity as such Co-Executor, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March, 1998.

AFFIX SEAL

Brian P. Potts
Notary Public
My Commission Expires: 5/19/00

STATE OF ALABAMA

COUNTY OF STEARNS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melinda M. Mathews, whose name as Co-Executor of the Estate of Eugene E. Raughley, deceased, 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, in her capacity as such Co-Executor, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March, 1998.

AFFIX SEAL

Bruce A. [Signature]
Notary Public
My Commission Expires: 8/19/00

This Instrument Prepared By:

Melinda M. Mathews, Esquire
SIROTE & PERMUTT, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205

EXHIBIT "A"

Two parcels of land in Shelby County, Alabama, more particularly described as follows:

PARCEL I:

A parcel of land located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, all in Section 20, Township 21 South, Range 2 West, more particularly described as follows:

Begin at the SE corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence in a westerly direction along the southerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 1352.45 feet to the SE corner of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence continue in a westerly direction along the southerly line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, a distance of 70.23 feet to the intersection with the northeasterly right-of-way line of the L & N Railroad; thence 62 degrees 29 minutes 45 seconds right, in a northwesterly direction along said right-of-way line, a distance of 300.0 feet; thence 107 degrees 49 minutes 57 seconds right, in a northeasterly direction a distance of 200.62 feet to a point in the easterly line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, which point is 300.00 feet north the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence 82 degrees 25 minutes 42 seconds left, in a northerly direction along the easterly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 232.48 feet; thence 87 degrees 41 minutes 15 seconds right, in an easterly direction, a distance of 994.94 feet; thence 8 degrees 22 minutes left, in a northeasterly direction, a distance of 899.87 feet; thence 0 degrees 23 minutes 37 seconds left, in a northeasterly direction, a distance of 230.93 feet to a point on the southwesterly right-of-way line of U.S. Highway 31 South; thence 73 degrees 47 minutes 37 seconds right, in a southeasterly direction along said right-of-way line, a distance of 335.00 feet; thence 106 degrees 12 minutes 23 seconds right, in a southwesterly direction, a distance of 930.63 feet to a point on the easterly line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence 79 degrees 55 minutes 37 seconds left, in a southerly direction along said easterly line, a distance of 357.25 feet to the point of beginning.

PARCEL II:

A parcel of land located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 21 South, Range 2 West, more particularly described as follows:

Begin at the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence in a northerly direction along the westerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 357.25 feet; thence 79 degrees 55 minutes 37 seconds right, in a northeasterly direction, a distance of 930.63 feet to a point on the southwesterly right-of-way line of U.S. Highway 31 South; thence 73 degrees 47 minutes 37 seconds right, in a southeasterly direction along said right-of-way line, a distance of 366.30 feet; thence 106 degrees 12 minutes 23 seconds right, in a southwesterly direction, a distance of 1095.35 feet to the point of beginning.

Mineral and mining rights excepted.

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