

THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS OF THE LAST WILL AND TESTAMENT OF MARGARET B. CHESSER, DECEASED WHICH WAS PROBATED IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA, CASE NUMBER 35-022.

This instrument was prepared by  
WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW  
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and No/100 (\$1.00) and other good and valuable considerations to the undersigned, **STANLEY L. CHESSER, SR.** as Executor and Trustee under the Estate of Margaret B. Chesser, Probate Case No. 35-022, and **STANLEY L. CHESSER, SR.** individually as devisee under said estate (herein referred to as "Grantor"), in hand paid by **STANLEY L. CHESSER, SR.** (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, an undivided one-half interest in the following and hereinafter described parcels of real estate situated in Shelby County, Alabama, to-wit:

Commencing at the Southeast corner of the Southwest Quarter of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama; thence North 9 degrees 29 minutes 40 seconds West a distance of 2092.25 feet to the North right of way line of U.S. Highway No. 280; thence North 10 degrees 37 minutes 04 seconds West a distance of 270.99 feet to the South right of way line of Shelby County Road No. 280; thence South 77 degrees 07 minutes 37 seconds West along said road right of way line for a distance of 150.19 feet; thence South 77 degrees 05 minutes 57 seconds West along said road right of way line for a distance of 312.20 feet for the point of beginning; thence South 75 degrees 39 minutes 23 seconds West along said road right of way line for a distance of 279.05 feet to the point of curvature of a tangent curve, concave to the South, having a radius of 2254.58 feet, a central angle of 6 degrees 12 minutes 06 seconds and a chord of 243.92 feet bearing South 73 degrees 29 minutes 25 seconds West; thence Westerly along said curve, a distance of 244.04 feet; thence 0 degrees 39 minutes 05 seconds East, a distance of 132.15 feet to the North right of way line of U.S. Highway No. 280; thence North 77 degrees 00 minutes 55 seconds East along said highway right of way line for a distance of 121.07 feet; thence South 89 degrees 33 minutes 34 seconds East along said highway right of way line for a distance of 110.94 feet; thence South 82 degrees 58 minutes 32 seconds East along said highway right of way line for a distance of 204.92 feet; thence North 79 degrees 49 minutes 49 seconds East along said highway right of way line for a distance of 118.91 feet; thence North 10 degrees 38 minutes 05 seconds West a distance of 252.64 feet to the point of beginning.

**SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:**

1. Taxes for 1998 and subsequent years. 1998 ad valorem taxes are a lien but not due and payable until October 1, 1998.
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as conveyed in Deed Book 13, Page 180, in Probate Office.
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 102, Page 138; Deed Book 104, Page 525; Deed Book 218, Page 641; Deed Book 220, Page 335; and Real Record 44, Page 78, in Probate Office.

Inst # 1998-14370

TO HAVE AND TO HOLD to the said Grantee, and to Grantee's heirs and assigns forever.

04/21/1998-14370  
03:30 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 13.00

Inst # 1998-14370

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereunto set her signature and seal, this the 17<sup>th</sup> day of April, 1998.

Stanley L. Chesser, Sr.  
Stanley L. Chesser, Sr., Executor and Trustee  
under the Estate of Margaret B. Chesser, deceased

Stanley L. Chesser, Sr.  
Stanley L. Chesser, Sr., individually as devisee  
under the Estate of Margaret B. Chesser, deceased

STATE OF ALABAMA     }  
COUNTY OF SHELBY    }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stanley L. Chesser, Sr., whose name as Executor and Trustee under the Estate of Margaret B. Chesser, 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 he as such Executor and Trustee, and with full authority, executed the same voluntarily for and as an act of the said estate, acting in his capacity as Executor and Trustee as aforesaid, on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of April, 1998.

Conrad M. Fowler Jr.  
Notary Public  
My Commission Expires: 8/8/2000

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stanley L. Chesser, Sr., individually as devisee under the Estate of Margaret B. Chesser, deceased 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of April, 1998.

Conrad M. Fowler Jr.  
Notary Public  
My Commission Expires: 8/8/2000

Inst # 1998-14370

04/21/1998-14370  
03:30 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCB 13.00