

This instrument was prepared by:  
John L. Hartman, III  
P. O. Box 846  
Birmingham, Alabama 35201

Corporation Form Warranty Deed

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand Seven Hundred Fifty and no/100 Dollars (\$150,750.00) to the undersigned grantor, **HART-GREER LTD., INC.**, an Alabama corporation (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **LYNDA McMANUS** (hereinafter referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama:

Inst # 1998-16957

Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section 28, Township 19, Range 1 East, run thence North along the East line of said SW 1/4 of NE 1/4 to the Southeasterly right of way line of U.S. Highway No. 280; thence turning an angle to the left of 97°03'30" and run in a Southwesterly direction along said Highway right of way for a distance of 607.16 feet to the point of beginning; thence continue on the same course along said Highway right of way line for a distance of 597.18 feet; thence turning an angle to the left of 83°51' run in a Southerly direction for a distance of 352.62 feet; thence turning an angle to the right of 90° run in a Westerly direction for a distance of 434.83 feet; thence turning an angle to the left of 90° run in a Southerly direction for a distance of 289.50 feet; thence turning an angle to the left of 90°07' run in an Easterly direction for a distance of 299.02 feet; thence turning an angle to the right of 90°32' and run in a Southerly direction for a distance of 136.82 feet to the Northwesternly right of way line of the Atlantic Coast Line Railroad; thence turning angle of 95°46'30" to the left run in a Northeasterly direction along said Northwesternly right of way of the Atlantic Coast Line Railroad for a distance of 721.23 feet; thence turning an angle of 83°44' to the left and run in a Northerly direction for a distance of 775.08 feet to a point on the Southerly right of way line of U.S. Highway No. 280, said point being the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Right of way to Southern Bell Telephone and Telegraph Company, recorded in Vol. 335, page 469 and Vol. 312, page 463 in the Probate Office of Shelby County, Alabama; (3) Easement to Plantation Pipeline, as recorded in Vol. 287, page 446; Vol. 112, page 237 and Vol. 252, page 493, in the Probate Office of Shelby County, Alabama; (4) Right of way to Atlantic, Birmingham and Atlanta Railroad Company, recorded in Vol. 36, page 150, in the Probate Office of Shelby County, Alabama; (5) All easements, restrictions and reservations of record.

The entire proceeds recited above have been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever;

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 4<sup>th</sup> day of May, 1998.

Inst # 1998-16957

HART-GREER LTD., INC.

By: Walter J. Jarnett

Its: exp

05/08/1998-16957

11:58 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCD 12.00

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Walter L. Bennett whose name as Vice President of HART-GREEN LTD., INC., an Alabama Corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 4<sup>th</sup> day of May, 1998.

[Signature]  
NOTARY PUBLIC

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SHELBY COUNTY JUDGE OF PROBATE  
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