

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Manxman, Inc.
3479 Mountain Wood Drive
Birmingham, Alabama 35244
(Address)

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,
Jim J. Corkill, a single man and Roberta L. Corkill, a single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
MANXMAN, INC., a corporation

(herein referred to as grantee, whether one or more), the following described real estate, situated in
County, Alabama, to-wit:
Shelby

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of
way, and permits of record. Also subject to that certain mortgage dated July 20,
1998, executed to James W. Bird, Jr. and wife, Judy M. Bird.

Inst # 1998-27556

07/20/1998-27556
03:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11:50

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 20th
day of July, 1998

(Seal)

Jim J. Corkill
Jim J. Corkill

(Seal)

(Seal)

Roberta L. Corkill
Roberta L. Corkill

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Jim J. Corkill and Roberta L. Corkill
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 and official seal this 20th day of July, A. D., 1998.

[Signature]
Notary Public.

Inst # 1998-27556

MTA

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL "A":
Commence at the NW corner of the SE 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama and run thence Southerly along the West line of said quarter-quarter a distance of 430.54 feet to the point of beginning of the property, Parcel "A" being described; Thence 91 degrees 33 minutes 30 seconds right and run Westerly 149.47 feet to a point; Thence 91 degrees 33 minutes 30 seconds left and run Southerly 123.30 feet to a point on the North margin of Overland Road; Thence 87 degrees 38 minutes 30 seconds left and run Easterly along the North margin of Overland Road a distance of 175.00 feet to a point; Thence 91 degrees 05 minutes 00 seconds left and run Northerly a distance of 115.03 feet to a point; Thence 90 degrees 00 minutes 00 seconds left and run Westerly a distance of 28.0 feet to a point; Thence 88 degrees 43 minutes 30 seconds right and run Northerly a distance of 0.81 feet to the point of beginning.

PARCEL "B":
Commence at the NW corner of the SE 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama and run thence Southerly along the West line of said quarter-quarter a distance of 431.35 feet to a point; Thence turn a deflection angle of 88 degrees 43 minutes 30 seconds left and run Easterly a distance of 28.0 feet to the point of beginning of the property, Parcel "B", being described; Thence continue along last described course a distance of 107.10 feet to a point on the Westerly margin of Shoshone Drive; Thence 90 degrees 00 minutes 00 seconds right and run Southerly along the said West margin of said Shoshone Drive a distance of 91.58 feet to the P.C. of a curve to the right having a central angle of 91 degrees 05 minutes and a radius of 25.0 feet; Thence continue along the arc of said curve an arc distance of 39.74 feet to the P.T. of said curve; Thence continue along the tangent and along the South margin of Overland Road a distance of 81.64 feet to a point; Thence turn 88 degrees 55 minutes 00 seconds right and run Northerly a distance of 115.03 feet to the point of beginning.

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