

TITLE WAS NOT EXAMINED PRIOR TO PREPARATION OF THIS DEED.

This Instrument was prepared by:
Susan D. Doughton, Esquire
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Al. 35217

✓ Send tax notice to:
✓ Martin M. Muller, Trustee
Our Lady of Sorrows Church
1728 Oxmoor Road
Birmingham, AL 35209

Inst # 1998-37934

09/29/1998-37934
02:19 PM CERTIFIED

GENERAL WARRANTY DEED
003 MEL 14.00

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned **Martin M. Muller** (herein referred to as "GRANTOR") in hand paid by **Martin M. Muller Trustee of the Martin M. Muller Charitable Remainder Trust dated September 9, 1998**, (herein referred to as "GRANTEE"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real property, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

This property is conveyed subject to the following:

- (1) General and special taxes and assessments for 1998 and subsequent years not yet due and payable;
- (2) Existing easements, restrictions, set-back lines, right of way and limitations, if any, of record.
- (3) Mineral and mining rights not owned by Grantor.

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

And said Grantor does for himself and for his heirs and assigns, covenant with the said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that

they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will, and his heirs and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

28th IN WITNESS WHEREOF, Grantor has hereunto set his signature and seal this the day of September, 1998.

Martin M. Muller
MARTIN M. MULLER

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martin M. Muller, 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 the 28th day of September, 1998.

Mary Pauline Johnson
Notary Public
My commission expires 7/24/2001

(SEAL)

DFY/General Warranty Deed/68801

EXHIBIT A

**to deed dated 9/28/98
from Martin M. Muller to
Martin M. Muller as Trustee of the
Martin M. Muller Charitable Remainder Trust
dated September 9, 1998**

Commence at the Southwest Corner of the Southeast quarter of the Southwest Quarter of Section 29 , Township 19 South , Range 1 East , Shelby County , Alabama , for the POINT OF BEGINNING ; Thence run Easterly along the South line of said quarter - quarter section for a distance of 1474.73 feet to the Westerly right of way line of Shelby County Road No. 51; thence turn an angle of 108 degrees 59 minutes 20 seconds to the left and run along said road right of way line for a distance of 801.74 feet ; thence turn an angle of 67 degrees 20 minutes 30 seconds to the left for a distance of 1188.62 feet to the West boundary line of said quarter - quarter section ; thence turn an angle of 91 degrees 38 minutes 30 seconds to the left and run South along said West boundary of said quarter - quarter section for 831.88 feet to the POINT OF BEGINNING . Said described tract containing 24.17 acres more or less.

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SHELBY COUNTY JUDGE OF PROBATE
003 MEL 14.00**