

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: William H. Halbrooks

Magic City Title

ADDRESS: 704 Independence Plaza

212 7th Ave. South  
Birmingham, AL 35233

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA  
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty Thousand 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,

Dean Pappas and wife, Myra H. Pappas

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Magic City Title Inc.

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

See Attached Exhibit "A" for Legal Description.

Subject to current taxes, easements and restrictions of record.

Inst # 1998-39020

10/06/1998-39020  
01:27 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 12.00

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 GRANTEE, 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 GRANTEE, 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 2nd day of October, 19 98

(Seal)

Dean Pappas (Seal)  
Dean Pappas

(Seal)

Myra H. Pappas (Seal)  
Myra H. Pappas

(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dean Pappas and wife, Myra H. Pappas 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 2nd day of October, A. D., 19 98

William H. Halbrooks  
Notary Public.

EXHIBIT "A"

PARCEL A:

A part of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 19 South, Range 2 West, more particularly described as follows: Begin at the Southwest corner of the Southeast 1/4 of Section 2, Township 19 South, Range 2 West, and run North along the West line of said 1/4-1/4 section for a distance of 50.07 feet; thence an angle to the right of 93 degrees, 10 minutes and run East parallel with the South line of said 1/4-1/4 section 264.60 feet; thence at an angle to the right of 50 degrees, 03 minutes and run in a southeasterly direction 65.23 feet, said point being on the south line of said 1/4-1/4 section; thence an angle to the right of 129 degrees, 57 minutes and run west on south line of said 1/4-1/4 section 303.72 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL B:

Begin at the NW corner of the NE 1/4 of NE 1/4 of Section 11, Township 19 South, Range 2 West; thence run south a distance of 155.6 feet for point of beginning; thence continue said course a distance of 124.43 feet to the NW right of way boundary of paved county road; thence turn left an angle of 134 degrees, 25 minutes, 20 seconds and run Northeasterly along said NW right of way boundary of paved county road a distance of 65.29 feet; thence turn left an angle of 76 degrees, 11 minutes and run northwesterly a distance of 91.55 feet to point of beginning; being situated in the NE 1/4 of NE 1/4 of Section 11, Township 19 South, Range 2 West, Shelby County, Alabama.

PARCEL C:

Begin at the NW corner of the NE 1/4 of NE 1/4 of Section 11, Township 19 South, Range 2 West for point of beginning; thence run South a distance of 155.6 feet; turn left an angle of 30 degrees, 36 minutes, 20 seconds and run Southeasterly a distance of 91.55 feet to the NW right of way boundary of paved county road; thence run left an angle of 98 degrees, 28 minutes and run Northeasterly along said right of way boundary of paved county road for property line a distance of 346.97 feet to the north line of said NE 1/4 of NE 1/4; thence turn left an angle of 138 degrees, 04 minutes and run west along said north line a distance of 316.40 feet to the point of beginning; being situated in the NE 1/4 of the NE 1/4 of Section 11, Township 19 South, Range 2 West, Shelby County, Alabama.

02056-8561 1998-39020