

STATE OF ALABAMA
COUNTY OF SHELBY

h 500.00

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration to the undersigned, Eugene M. McLain and Geraldine P. McLain, husband and wife, hereinafter Grantors, in hand paid by Geraldine P. McLain, hereinafter Grantee, the receipt of which is hereby acknowledged, said Grantors, hereby described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" and "B".

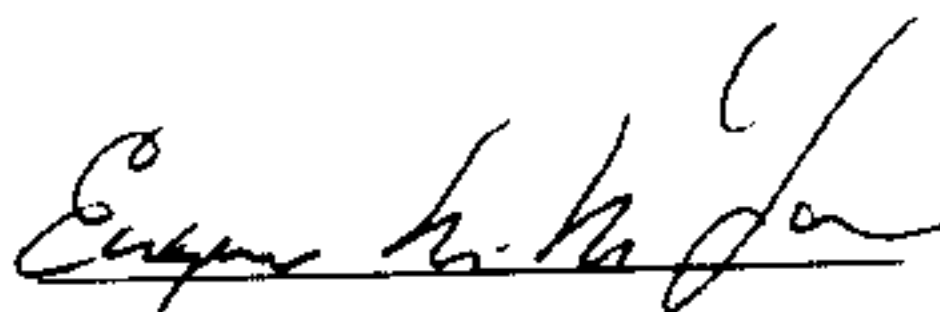
TO HAVE AND TO HOLD, the above described lot or parcel of land, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said Grantee, her heirs and assigns forever.


Grantors do, for themselves and for their heirs, personal representatives and administrators, covenant with the said Grantee, her heirs and assigns that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances; except current ad valorem taxes due next October 1, and except easements for utilities and drainage, restrictive covenants, and zoning laws, if any and easements of record.

Grantors also covenant that they have a good right to see and convey the same as aforesaid; that they will, and their heirs, personal representatives, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons, except as indicated hereinbefore.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on this

1st day of December, 1998.


Eugene M. McLain


Geraldine P. McLain

STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned, a Notary Public in and for said State at Large, hereby certify that Eugene M. McLain and Geraldine P. McLain, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same freely and voluntarily on the day the same bears date.

Given under my hand and official seal on the 1st day of December, 1998.


Notary Public
My Commission Expires: 1-1-2001

THIS INSTRUMENT PREPARED BY:

Eugene M. McLain
P.O.Box 2199
Huntsville, Alabama 35804

12/02/1998-47881
04:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

Exhibit A

STATE OF ALABAMA;
SHELBY COUNTY;

I, Frank N. Champlin, a Professional Land Surveyor, certify that this map is based upon an actual survey done by me or under my direct supervision; that there are no rights-of-way, easements, or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors, and guy wires on or over said premises except as shown; that I have consulted the Federal Emergency Management Agency's "Flood Insurance Rate Map" and found that this property is partially in a "special flood area"; that there are no encroachments on said lot except as shown; that the improvements are located as shown; and that the correct description is as follows:

PARCEL A

A parcel of land in the SE 1/4 of Section 13, Township 20 South, Range 3 West, more particularly described as follows:

From the SE Corner of said Section run West along the South Boundary thereof for a distance of 1478.96 feet to the Northwest Boundary of Interstate Highway No. 65 and the point of beginning of the property herein described; thence turn an angle to the right of $96^{\circ} 42' 08''$ to tangent and run in a Northeasterly direction along said Boundary along a curve to the right, said curve having a central angle of $9^{\circ} 56' 13''$ and a radius of 5854.58 feet, for a distance of 1015.17 feet to a point 330.00 feet South of the North Boundary of the SE 1/4 of said Section; thence turn an angle to the left of $106^{\circ} 28' 15''$ from tangent and run West and parallel to the North Boundary of said 1/4 Section for a distance of 56.40 feet to the East Boundary of the SW 1/4 of the SE 1/4 of said Section; thence turn an angle to the left of $90^{\circ} 46' 22''$ and run South along said East Boundary for a distance of 28.00 feet; thence turn an angle to the right of $103^{\circ} 32' 43''$ and run in a Northwesterly direction for a distance 656 feet, more or less to the center of Coates Branch; thence run in a Southwesterly direction along said center line for a distance of 1700 feet, more or less to the South Boundary of said Section; thence run East along said South Boundary for a distance of 1091.39 feet to the point of beginning of the property herein described, containing 25 acres, more or less.

PARCEL B

A parcel of land in the NE 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

From the NE Corner of said Section run West along the North Boundary thereof for a distance of 1478.96 feet to the Northwest Boundary of Interstate Highway No. 65 and the point of beginning of the property herein described; thence continue on the same course for a distance of 1159.91 feet to the NW Corner of the NE 1/4 of said Section; thence turn an angle to the left of $90^{\circ} 24' 45''$ and run South along the West Boundary of said 1/4 Section for a distance of 680.07 feet; thence turn an angle to the left of $90^{\circ} 54' 52''$ and run East for a distance of 41.68 feet; thence turn an angle to the left of $75^{\circ} 54' 48''$ and run in a Northeasterly direction for a distance of 2.51 feet to the beginning of a curve to the right, said curve having a central angle of $50^{\circ} 46' 21''$ and a radius of 134.74 feet; thence continue in a Northeasterly direction along said curve for a distance of 119.40 feet to the end of said curve; thence continue in a Northeasterly direction tangent to last curve for a distance of 247.29 feet; thence turn an angle to the right of $25^{\circ} 08' 27''$ and run East for a distance of 784.61 feet to the Northwest Boundary of Interstate Highway No. 65; thence turn an angle to the left of $86^{\circ} 27' 42''$ to tangent and run in a Northeasterly direction along said boundary along a curve to the right, said curve having a central angle of $4^{\circ} 29' 27''$ and a radius of 5854.58 feet, for a distance of 458.88 feet to the point of beginning of the property herein described, containing 12.96 acres, more or less.

SPECIAL WARRANTY DEED

OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of an exchange of property in possession of the Grantee, Eugene M. McLain and his wife, Geraldine P. McLain, the receipt of which is hereby acknowledged, we (I), the undersigned, Grantor(s), COLONIAL PIPELINE COMPANY, have (has) this day bargained and exchanged, and by these presents do hereby exchange with Colonial Pipeline Company the following described property lying and being in Shelby County, Alabama, and more particularly described as follows:

369 IN 105
A tract of land situated in Section 24, Township 20 South, Range 3 West, Shelby County, Alabama and more particularly described as follows: Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of Section 24; thence run in a Southerly direction along the West line of said $\frac{1}{4}$ section, a distance of 566 feet to the Point of Beginning in the center of Coates Branch; thence continue in a Southerly direction along said West line a distance of 115 feet; thence an angle left of 90 degrees, 54 minutes, 52 seconds and run in an Easterly direction along the South line of the Gene McLain Property a distance of 41.68 feet; thence an angle right of 104 degrees, 05 minutes, 12 seconds and run in a Southwesterly direction a distance of 362.79 feet to the beginning of a curve to the right, said curve having a radius of 289.62 feet and subtending a central angle of 21 degrees, 24 minutes; thence run in a Southwesterly direction along the arc of said curve a distance of 108.17 feet; thence on tangent to curve, continue in a Southwesterly direction a distance of 346.91 feet to the beginning of a curve to the right, said curve having a radius of 327.26 feet and subtending a central angle of 18 degrees, 48 minutes; thence run in a Southwesterly direction along the arc of said curve a distance of 107.38 feet; thence on tangent to curve continue in a Southwesterly direction a distance of 426.81 feet to the beginning of a curve to the left, said curve having a radius of 126.96 feet and subtending a central angle of 31 degrees, 23 minutes, 16 seconds; thence run in a Southwesterly direction along the arc of said curve a distance of 69.55 feet to a point on the Northeasterly right-of-way line of Shelby County Highway No. 52; thence right and run in a Northwesterly direction along said right-of-way line a distance of 240 feet, more or less, to the center of Coates Branch; thence run in a Northeasterly direction along the centerline of and meanderings of Coates Branch as shown by traverse on Exhibit "A" a distance of 2097 feet, more or less, to the Point of Beginning. Tract contains 4.38 Acres.

See Exhibit "A"

Shown for information only

Return To:

*Eugene M. McLain Real Estate
P.O. Box 2209*

Inst # 1998-47881

12/02/1998-47881
04:01 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
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