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## CORPORATE FORM WARRANTY DEED

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

**Seventy-Three Thousand Five Hundred Sixty-Eight and 00/100 (\$73,568.00) Dollars**

in hand paid to

**Shelby Springs Stock Farms, Inc.**

an Alabama Corporation, (herein referred to as "Grantor"), the receipt of which is hereby acknowledged, said Grantor does by these presents grant, bargain, sell and convey unto

**Bobby E. Holcombe**

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**See Exhibit "A" Attached Hereto For Legal Description**

Subject to Ad Valorem taxes for the year 1999 and subsequent years not yet due and payable.

Subject to easements and rights of way of record.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

The Grantor, its agents, employees, successors and or assigns, make no representations that the property conveyed herein is safe or suitable for residential construction, or for any purpose whatsoever.

**THE ATTORNEY PREPARING THIS INSTRUMENT HAS NOT SEARCHED THE TITLE OF THE PROPERTY CONVEYED HEREIN, NOR MAKES ANY REPRESENTATION CONCERNING THE VALIDITY OF THE SAME.**

**TOGETHER WITH** all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**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.

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SHELBY COUNTY JUDGE OF PROBATE  
003 CRH 10.00

IN WITNESS WHEREOF, the said Grantor by its **President**, who is authorized to execute this conveyance, hereto set its signature and seal this **9th** day of **December, 1998**.

Attest:

**Shelby Springs Stock Farms, Inc.**

  
Secretary

By:   
**John G. Reamer, Jr., President**

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John G. Reamer, Jr.** and \_\_\_\_\_ whose names as **President** and **Secretary** of **Shelby Springs Stock Farms, Inc.**, an Alabama Corporation, 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, he/she/they as such officers and with full authority executed the same voluntarily for and as the act of said Corporation on the day the same bears date.

Given under my hand and official seal, this **9th** day of **December, 1998**.

  
Notary Public

My commission expires: **09/21/02**

DEED

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law  
BEALS & ASSOCIATES, P.C.  
200 Cahaba Park South, Suite 104  
Birmingham, AL 35242

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### EXHIBIT "A"

A parcel of land being situated in the SW 1/4 and the SE 1/4 of Section 6 and the NW 1/4 of Section 7, all located in Township 22 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SW corner of said Section 6; thence N run 28 degrees 33 minutes East along the South line of the SW 1/4 of said Section 6, a distance of 1370.52 feet; thence North 1 degrees 31 minutes 27 seconds West a distance of 100.14 feet to a point lying on the Northeasterly Right-of Way line of Shelby County Highway No. 42 (80 feet ROW); thence North 36 degrees 50 minutes 07 seconds East a distance of 300.00 feet to the Point of Beginning, said point also being a point on the Westerly right-of-way line of Norfolk Southern Railroad (100 foot ROW); thence East 03 degrees 09 minutes 35 seconds East for a distance of 523.77 feet; thence North 37 degrees 51 minutes 58 seconds East for a distance of 616.37 feet; thence North 43 degrees 04 minutes 21 seconds East a distance of 1070.52 feet; thence North 30 degrees 29 minutes 26 seconds East a distance of 455.50 feet; thence North 50 degrees 57 minutes 28 seconds East a distance of 636.27 feet; thence North 70 degrees 08 minutes 02 seconds East a distance of 294.27 feet; thence North 40 degrees 50 minutes 18 seconds East a distance of 100.23 feet to the approximate centerline of Camp Branch; thence North 88 degrees 52 minutes 19 seconds West along said centerline a distance of 82.09 feet; thence North 57 degrees 59 minutes 30 seconds West along said centerline a distance of 104.10 to its intersection with the Southeasterly Right-of Way line of State Highway # 25 (80 feet ROW); thence South 68 degrees 02 minutes 16 seconds West along said Right-of-Way line a distance of 1409.15 feet to its intersection with the Southeasterly Right-of-Way line of Norfolk Southern Railroad (100 feet ROW); thence South 36 degrees 50 minutes 07 seconds West along said Railroad Right-of-Way a distance of 1813.93 feet to the Point of Beginning.

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"This Commitment is not valid unless Schedule A, Schedule B Section -I and Schedule C Section -I are included"

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003 CRH 15.50

STEWART TITLE  
GUARANTY COMPANY