

This Instrument Prepared
(WITHOUT THE BENEFIT OF
A TITLE SEARCH) By:
✓ Joyce Baker-Selesky
Lange, Simpson, Robinson & Somerville LLP
417 North 20th Street, Suite 1700
Birmingham, Alabama 35203-3217

SEND TAX NOTICE TO:
Velda D. Pugh
Robert O. Kinsey
2344 Valleydale Road, Suite A
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of one dollar (\$1.00) and other good and valuable considerations to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, Velda D. Pugh and Robert O. Kinsey (herein referred to as "Grantors"), do grant, bargain, sell and convey unto Pugh & Kinsey Enterprises, LLC (herein collectively referred to as "Grantee"), the following described real estate, recorded under Instrument #1998-35333 in the Office of the Judge of Probate of Shelby County, Alabama to-wit:

See attached Exhibit "A"

Subject to:

1. 1999 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of recorded.

The property conveyed is not the homestead of the grantors.

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

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

Inst # 1999-00220

01/04/1999-00220

02:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 350.50

2nd IN WITNESS WHEREOF, we have hereunto set my hand and seal this the
day of January, 1999.

Velda D. Pugh

Velda D. Pugh

Robert O. Kinsey

Robert O. Kinsey

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Velda D. Pugh and Robert O. Kinsey, 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 January, 1999.

Joyce Baker Rutherford
Notary Public

My Commission Expires: 2/18/2002

EXHIBIT "A"

A parcel of land situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 21, Township 19 South, Range 2 West, Shelby County, Alabama and run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 438.62 feet to a point on the westerly right of way line of Valleydale Road; said point being situated in a curve to the right of said right of way line, said curve having a radius of 2242.92 feet; thence $110^{\circ}23'30''$ right to the chord of said curve and run southwesterly along the arc of said curve and along said right of way line for a distance of 118.7 feet to the point of beginning of the property herein described; thence continue southwesterly along the arc of said curve and along said right of way line for a distance of 100.00 feet; thence $65^{\circ}44'36''$ to the right from the chord of the last stated 100 foot curve and run westerly for 217.97 feet; thence $90^{\circ}00'$ right and run northerly for 91.16 feet; thence $90^{\circ}00'$ right and run easterly for 259.05 feet to the point of beginning.

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