

This instrument prepared by:
John N. Randolph, Attorney
Srota & Perrott P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Druie D. Graviss

770 Gulf Shores Dr. •
Porchouse #1
Destin, Florida 32541

1999-08848
Inst

WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Four Hundred Ninety Thousand One Hundred Five and 00/100 (\$490,105.00) Dollars to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, Harvey G. Coker and wife, Paula M. Coker, (herein referred to as grantors) do grant, bargain, sell and convey unto Druie D. Graviss (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the West 1/2 of the Southeast 1/4 of Section 1, Township 22 South, Range 3 West, being described as follows:

Begin at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said section; said point being a rebar found; thence run in a westerly direction along south boundary of said 1/4-1/4 section for a distance 1318.39 feet to the Southwest corner of said 1/4-1/4 section; said point being a rebar found; thence turn an interior angle of 92 degrees 16 minutes 10 seconds and run to the right in a northerly direction along the West line of said 1/4-1/4 section for a distance of 1330.45 feet to the Northwest corner of said 1/4-1/4 section; said point being a rebar found; thence turn an interior angle of 180 degrees 01 minutes 12 seconds and run to the left in a Northerly direction along the West line of the Northwest 1/4 of the Southeast 1/4 of said section for a distance of 730.46 feet to a rebar found; thence turn an interior angle of 87 degrees 49 minutes 14 seconds and run to the right in an easterly direction for a distance of 1166.85 feet to a rebar found; thence turn an interior angle of 271 degrees 13 minutes 47 seconds and run to the left in a Northerly direction for a distance of 442.45 feet to an iron pin set bearing the certificate of authorization of Paragon Engineering, Inc., on the Southerly right of way of Shelby County Highway 22; said point being in the arc of a curve to the right; having a central angle of 6 degrees 36 minutes 00 seconds, a radius of 993.20 feet and forming an interior angle of 58 degrees 08 minutes 44 seconds to tangent of said curve from last described course; thence run along the arc of said curve and along said right of way in a southeasterly direction 114.41 feet to an iron pin set bearing the certificate of authorization of Paragon Engineering, Inc.; thence run tangent to said curve along said right of way in a southeasterly direction 64.76 feet to intersection with the East line of the Northwest 1/4 of the Southeast 1/4 of said section; thence turn an interior angle of 129 degrees 26 minutes 31 seconds and run to the right in a southerly direction along the East line of said 1/4-1/4 section and leaving said right of way for a distance of 1070.96 feet to the Southeast corner of said 1/4-1/4 section; said point being a rebar found; thence turn an interior angle of 180 degrees 00 minutes 34 seconds and run to the left in a southerly direction along the East line of the Southwest 1/4 of the Southeast 1/4 of said section for a distance of 1332.16 feet to the POINT OF BEGINNING. Containing 83.85 acres more or less.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Easements, or claims of easements, not shown by public records.
3. Right of Way for public road granted to Shelby County, as recorded in Deed Book 244, page 478.
4. Granted for the construction, operation and maintenance of water line granted to The Water Works Board for the City of Calera as recorded in Instrument Number 1995-09790.
5. Restrictions and notes as set out on Map Book 17, page 134.
6. Southern Natural Gas; City of Calera and ingress and egress easements as set out on recorded Map.
7. Notice is hereby given that the recorded Subdivision Map, as recorded in Map Book 17, page 134, contains on the face of same a statement pertaining to natural lime sinks.

Harvey G. Coker and Harvey Guy Coker is one and the same person.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs 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, his/her heirs and assigns forever, against the lawful claims of all persons.

03/03/1999-08848
11:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE, MHS 501.50

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13rd day of March, 1999.

Harvey G. Coker
Harvey G. Coker ^(Seal)
by, Paula M. Coker
by virtue of Power of Attorney
recorded simultaneously
herewith

Paula M. Coker
Paula M. Coker

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paula M. Coker, wife of Harvey G. Coker, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of March, 1999.

G
Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

I, a Notary Public, in and for said county and in said state, hereby certify that Paula M. Coker, whose name as Attorney in Fact for Harvey G. Coker, is signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she, in her capacity as such attorney in fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of March, 1999.

G
Notary Public

Inst # 1999-08848
03/03/1999-08848
11:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MWS 501.50