

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1999-11828

03/22/1999-11828
11:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
00% FWS \$1.00

EXCHANGE DEED

THIS INDENTURE, made and entered into by and between P & M CORPORATION and JAMES V. THOMAS, III and LISA R. THOMAS, husband and wife.

WHEREAS, P & M CORPORATION, is the current owner of the real property hereinafter described as Parcel I below; and JAMES V. THOMAS, III and LISA R. THOMAS are the current owners of the real property hereinafter described as Parcel II below; and

WHEREAS, P & M CORPORATION desires to convey to JAMES V. THOMAS, III and LISA R. THOMAS, the real property described as Parcel I; and JAMES V. THOMAS, III and LISA R. THOMAS, desire to convey to P & M CORPORATION, the real property described as Parcel II.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, in consideration of the conveyance by JAMES V. THOMAS, III and LISA R. THOMAS of Parcel II to P & M CORPORATION, P & M CORPORATION, an Alabama corporation, the Grantor, does hereby grant, bargain, sell and convey unto JAMES V. THOMAS, III and LISA R. THOMAS, the Grantees, the following described real property, situated in Shelby County, Alabama, to-wit:

Parcel I

Begin at the Northwest corner of Section 10, Township 21 South, Range 2 West, Shelby County, Alabama and run in an Easterly direction along the North line of said Section for a distance of 120.05 feet to a point on a curve to the right, said curve having a central angle of 25 degrees 02 minutes 25 seconds and a radius of 177.76 feet; thence turn an angle to the right to the tangent of said curve 94 degrees 42 minutes 26 seconds and run along the arc of said curve in a Southwesterly direction for a distance of 77.69 feet;

thence run in a Southwesterly direction along tangent of said curve for a distance of 32.81 feet; to the point of beginning of a curve to the left, said curve having a central angle of 23 degrees 30 minutes 17 seconds and a radius of 362.80 feet; thence run along the arc of said curve in a Southwesterly direction for a distance of 148.83 feet; thence run along the tangent to said curve in a Southwesterly direction for a distance of 49.45 feet to the point of beginning of a curve to the right; said curve having a central angle of 16 degrees 24 minutes 48 seconds and a radius of 190.25 feet; thence run along the arc of said curve in a Southwesterly direction for a distance of 54.50 feet; thence run along the tangent of said curve in a Southwesterly direction for a distance of 18.83 feet to a point on the West line of said Section; thence turn an angle to the right of 155 degrees 54 minutes 15 seconds and run in a Northerly direction along the West line of said Section for a distance of 361.91 feet to the point of beginning.

together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantees, their heirs and assigns, forever.

This conveyance is made subject to any easements, agreements, building setback lines, restrictive covenants or reservations, including the reservation or conveyance of oil, gas and other minerals which may be of record in the office of the Judge of Probate of Shelby County, Alabama, affecting the above described property.

And, except as to taxes hereafter falling due which are assumed by the Grantees, and except as herein otherwise provided, said Grantor does, for itself and for its successors and assigns, hereby covenant with the Grantees, their heirs and assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that said property is free and clear of all encumbrances, and that Grantor will forever WARRANT AND DEFEND the title thereto, and the peaceable possession thereof unto the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, in consideration of the conveyance by P & M CORPORATION of Parcel I to JAMES V. THOMAS, III and LISA R. THOMAS, JAMES V. THOMAS, III and LISA R. THOMAS, husband and wife, the Grantors, do hereby grant, bargain, sell and convey unto P & M CORPORATION, the Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

Parcel II

Commence at the Northeast corner of Section 9, Township 21 South, Range 2 West, and run South along the East line of said Section for a distance of 435.39 feet to the point of beginning; thence continue running South along the East line of said Section for a distance of 892.95 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 9, Township 21 South, Range 2 West; thence turn an angle to the right of 93 degrees 00 minutes 06 seconds and run in a Westerly direction along the South line of said Quarter-Quarter Section for a distance of 229.15 feet to a point on a curve to the right, said curve having a central angle of 8 degrees 37 minutes 52 seconds and a radius of 76.94 feet; thence turn an angle to the right to the tangent of said curve 126 degrees 13 minutes 38 seconds and run along the arc of said curve in a Northeasterly direction for a distance of 11.59 feet; thence run along the tangent of said curve in a Northeasterly direction for a distance of 109.55 feet to the point of beginning of a curve to the left, said curve having a central angle of 43 degrees 42 minutes 14 seconds and a radius of 325.00 feet; thence run along the arc of said curve in a Northeasterly direction for a distance of 247.90 feet; thence run along the tangent of said curve in a Northeasterly direction for a distance of 128.31 feet to the point of beginning of a curve to the right, said curve having a central angle of 9 degrees 37 minutes 59 seconds and a radius of 323.83 feet; thence run along arc of said curve in a Northeasterly direction for a distance of 54.45 feet; thence run along the tangent of said curve for a distance of 8.29 feet to the point of beginning of a curve to the left, said curve having a central angle of 29 degrees 31 minutes 00 seconds and a radius of 189.80 feet; thence run along the arc of said curve in a Northeasterly, Northerly and Northwesterly direction for a distance of 97.78 feet; thence run along the tangent of said curve in a Northwesterly direction for a distance of 33.85 feet to the point of beginning of a curve to the right, said curve having a central angle of 39 degrees 49 minutes 35 seconds and a radius of 365.00 feet; thence run along the arc of said curve in a Northwesterly, Northerly and Northeasterly direction for a distance of 253.71 feet; thence run along the tangent of said curve in a Northeasterly direction for a distance of 16.03 feet to the point of beginning.

together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, forever.

This conveyance is made subject to any easements, agreements, building setback lines, restrictive covenants or reservations, including the reservation or conveyance of oil, gas and other minerals which may be of record in the office of the Judge of Probate of Shelby County, Alabama, affecting the above described property.

And, except as to taxes hereafter falling due which are assumed by the Grantee, and except as herein otherwise provided, said Grantors do, for themselves and for their heirs and personal representatives, hereby covenant with the Grantee, its successors and assigns, that the Grantors are seized of an indefeasible estate in fee simple in and to said property; that said property is free and clear of all encumbrances, and that the Grantors will forever WARRANT AND DEFEND the title thereto, and the peaceable possession thereof unto the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said P & M CORPORATION has hereunto caused these presents to be executed by its duly authorized officer and JAMES V. THOMAS, III and LISA R. THOMAS, have hereunto set their hands and seals on this the 3rd day of March, 1999.

P & M CORPORATION

BY: Jane Ann R. Fael
Its President

James V. Thomas III (SEAL)
JAMES V. THOMAS, III

Lisa R. Thomas (SEAL)
LISA R. THOMAS

STATE OF Alabama)

COUNTY OF Morgan)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jane Ann P. Ford, whose name as President, of P & M Corporation, an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, _____ executed the same voluntarily for and as the act of said corporation.

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

Paula K. Utley
NOTARY PUBLIC
My Commission Expires 02-13-2000

(AFFIX NOTARIAL SEAL)

STATE OF Alabama)

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JAMES V. THOMAS, III and LISA R. THOMAS, husband and wife, 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 voluntarily on the day the same bears date.

Given under my hand and official seal this the 3 day of March, 1999.

Margaret A. Brown
NOTARY PUBLIC
My Commission Expires 02-13-2000

(AFFIX NOTARIAL SEAL)

This instrument prepared by:

John W. Donald, Jr.

JACKSON, MYRICK, CHAMBERS & BYRNE, L.L.C.

Post Office Box 2846

Mobile, Alabama 36652

(334)432-3444

Address for P & M CORPORATION:

1604 Wellington Road

Homewood, AL 35209

Address for JAMES V. THOMAS, III and LISA R. THOMAS:

2122 Old Montgomery Highway

Pelham, Alabama 35124

Inst # 1999-11828

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11:27 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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