

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

Send Tax Notice to:  
James Floyd Barnes  
  
86 Post Oak Lane  
Harpersville, AL 35185

## WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of One Hundred Fifty-Two Thousand Seven Hundred Fifty and 00/100 (\$152,750.00) Dollars to the undersigned grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Robert L. Porter, Jr. and wife, Jody K. Porter, (herein referred to as grantors) do grant, bargain, sell and convey unto James Floyd Barnes (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description attached hereto and made a part hereof.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Deed 328, Page 877 in the Probate Office.
3. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed 95, Page 532 and Deed 104 Page 450 in the Probate Office.
4. Transmission Line Permit(s) to Southern Bell Telephone and Telegraph as shown by instrument(s) recorded in Deed 298, Page 766 in Probate Office.
5. Lack of easement for ingress and egress upon Shelby County Highway 280, formerly U.S. Highway 280, now known as Post Oak Lane.
6. Rights of others to use the gravel drive extending off of the land on the Southerly side.

\$122,200.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20th day of April, 1999.

  
Robert L. Porter, Jr. (Seal)

  
Jody K. Porter (Seal)

### STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert L. Porter, Jr. and wife, Jody K. Porter, 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 20th day of April, 1999.

  
Notary Public  
Affix Seal  
Inst # 1999-16958

04/22/1999-16958  
09:47 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HHS 42.00

EXHIBIT "A"

WARRANTY DEED GIVEN BY ROBERT L. PORTER, JR., AND WIFE, JODY K. PORTER,  
DATED 04/20/99, TO JAMES FLOYD BARNES.

Parcel I

Commence at the SE corner of the NW 1/4 of the SE 1/4, Section 24, Township 19 South, Range 1 East; thence run West along the South line of said 1/4 1/4 section a distance of 652.61 feet; thence turn an angle of 91 deg. 27 min. 51 sec. to the right and run a distance of 658.50 feet to the point of beginning; thence continue in the same direction a distance of 258.00 feet; thence turn an angle of 88 deg. 32 min. 37 sec. to the right and run a distance of 337.50 feet; thence turn an angle of 91 deg. 33 min. 39 sec. to the right and run a distance of 258.00 feet; thence turn an angle of 88 deg. 26 min. 13 sec. to the right and run a distance of 337.03 feet to the point of beginning. Situated in the East 1/2 of the NW 1/4 of the SE 1/4, Section 24, Township 19 South, Range 1 East, Shelby County, Alabama.

Parcel II

Commence at the Southeast corner of the NW 1/4 of the SE 1/4, Section 24, Township 19 South, Range 1 East; thence run West along the South line of said 1/4 1/4 section a distance of 652.61 feet; thence turn an angle of 91 deg. 27 min. 51 sec. to the right and run a distance of 916.50 feet to the point of beginning; thence continue in the same direction a distance of 311.00 feet to a point on the Southwest right of way U.S. Highway No. 280; thence turn an angle of 121 deg. 34 min. 15 sec. to the right and run along said Highway right of way a distance of 193.93 feet; thence turn an angle 4 deg. 04 min. 50 sec. to the right and continue along said highway right of way a distance of 150.61 feet; thence turn an angle of 00 deg. 56 min. 05 sec. to the right and continue along said Highway right of way a distance of 62.19 feet; thence turn an angle of 53 deg. 31 min. 06 sec. to the right and run a distance of 76.04 feet; thence turn an angle of 88 deg. 26 min. 21 sec. to the right and run a distance of 337.50 feet to the point of beginning. Situated in the East 1/2 of the NW 1/4 of the SE 1/4, Section 24, Township 19 South, Range 1 East.

All being situated in Shelby County, Alabama.

Inst # 1999-16958  
04/22/1999-16958  
09:47 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 PMS 42.00