

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Teddy Alday

(Address) 1228 Dunham Ln
Helena Ala 35000

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Thousand and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Richard A. Covington, a Married man
Thomas L. Carter, a Married man
(herein referred to as grantor, whether one or more), bargain, sell and convey unto
Teddy Alday and Stacie Alday and Fay Bailey

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

Inst # 1999-24650

06/11/1999-24650
10:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 RMS 61.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 10th
day of June, 1999.

_____(Seal) Richard A. Covington (Seal)
_____(Seal) Richard A. Covington (Seal)
_____(Seal) Thomas L. Carter (Seal)
_____(Seal) Thomas L. Carter (Seal)

STATE OF ALABAMA
Shelby COUNTY }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard A. Covington
and Thomas L. Carter, whose name s are are signed to the foregoing conveyance 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 10th day of June A.D., 1999

My Commission Expires: 10/16/2000

[Signature]
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL NO. 1:

Commence at the northwest corner of Section 28, Township 21 South, Range 3 West, H.P.M., Shelby County, Alabama and run thence easterly along the north line of said section 28 a distance of 1,125.19 feet to a point; thence turn 97 degrees 10 minutes 56 seconds right and run southwesterly along the east right of way line of Shelby County Highway No. 17 a distance of 303.78 feet to the point of beginning of the property being described; thence turn 83 degrees 00 minutes 51 seconds left and run southeasterly 82.83 feet to a point; thence turn 51 degrees 33 minutes 14 seconds left and run northeasterly 39.92 feet to a point; thence turn 29 degrees 54 minutes 43 seconds right and run northeasterly 37.29 feet to a point; thence turn 21 degrees 52 minutes 47 seconds left and run northeasterly 215.60 feet to a point; thence turn 30 degrees 51 minutes 27 seconds right and run easterly 164.00 feet to a point; thence turn 82 degrees 49 minutes 07 seconds left and run northerly 180.00 feet to a point on the north line of said Section 28; thence turn 82 degrees 49 minutes 05 seconds right and run easterly along said Section line a distance of 429.33 feet to a point on the westerly line of the Southern Railroad Right of Way; thence turn 99 degrees 16 minutes 10 seconds right and run southwesterly along said railroad right of way line a distance of 561.96 feet to a point; thence turn 81 degrees 03 minutes 49 seconds right and run westerly a distance of 884.46 feet to a point on the easterly right of way line of Shelby County Highway No. 17; thence turn 95 degrees 29 minutes 45 seconds right and run northeasterly along said highway right of way line a distance of 249.17 feet to the point of beginning.

PARCEL 2 A:

Commence at the northwest corner of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama and run thence easterly along the north line of said Section 28 a distance of 1,125.19 feet to a point on the easterly right of way line of Shelby County Highway No. 17; thence turn 97 degrees 10 minutes 56 seconds right and run south-southwesterly along said right of way line a distance of 180.00 feet to the point of beginning of the property being described; thence continue along last described course a distance of 123.78 feet to a point; thence turn 83 degrees 00 minutes 51 seconds left and run southeasterly a distance of 82.83 feet to a point; thence turn 51 degrees 33 minutes 14 seconds left and run northeasterly a distance of 39.92 feet to a point; thence turn 29 degrees 45 minutes 43 seconds right and run northeasterly a distance of 37.29 feet to a point; thence turn 21 degrees 52 minutes 17 seconds left and run northeasterly a distance of 215.60 feet to a point; thence turn 149 degrees 08 minutes 33 seconds left and run westerly a distance of 148.57 feet to a point; thence turn 91 degrees 43 minutes 49 seconds left and run southerly a distance of 58.83 feet to a point; thence turn 90 degrees 00 minutes 00 seconds right and run westerly a distance of 91.93 feet to a point; thence turn 90 degrees 47 minutes 36 seconds right and run northerly a distance of 61.58 feet to a point; thence turn 89 degrees 03 minutes 47 seconds left and run westerly a distance of 80.31 feet to the point of beginning.

Situated in Shelby County, Alabama.

According to the survey of Joseph E. Conn, Jr. A.P.L.S. #9049, dated August 26, 1992.

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