

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.
This form provided by

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) ☒ Active Air
James Scott
(Address) P.O. Box 710
Calera, Al. 35040

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 Thirty Five Thousand and no/100 -----dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Fred M. Nichols, Jr, a married man

(herein referred to as grantor, whether one or more), bargain, sell and convey unto

Active Air, Inc. and James Scott

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

A parcel of land situated in Block 173 of J. H. Dunstan's Survey of the Town of Calera, Shelby County, Alabama and being more particularly described as follows: Commence at the point of intersection of the Easterly right of way of Louisville and Nashville Railroad and the Northwesterly right of way of the Southern Railroad in the Town of Calera, Alabama and run North 68 degrees 56 minutes 28 seconds West along said right of way of Louisville and Nashville Railroad for a distance of 225.56 feet to the point of beginning; thence continue along last described course a distance of 162.96 feet to a point; thence North 22 degrees 22 minutes 56 seconds East a distance of 173.94 feet to a point on the right of way 9th Street; thence South 87 degrees 58 minutes 39 seconds East along said right of way a distance of 151.32 feet to a point; thence South 16 degrees 59 minutes 04 seconds West a distance of 223.61 feet to the point of beginning. According to the survey of Joseph E. Conn, Jr., dated January 31, 1999.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR OF HIS RESPECTIVE SPOUSE.

Subject to restrictions, easements and rights of way of record.

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, I have hereunto set my hand(s) and seal(s), this 12
day of May 1999

(Seal)

Fred M. Nichols, Jr.
Fred M. Nichols, Jr. (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgement

the undersigned

I, Fred M. Nichols, Jr., a Notary Public in and for said County, in said State, hereby certify that is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of May A.D., 1999

Martha A. Wilder
Notary Public

106618/1999-25717
10:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 H&S 43.50

Inst # 1999-25717