

This instrument prepared by
Karen Brown Evans

HOOVER, EVANS & TURNER, P.C.
3800 Colonnade Parkway, Suite 240
Birmingham, Alabama 35243

✓ **SEND TAX NOTICES TO:**
Nicholas C. Cairns
125 Hickory Street
Columbiana, AL 35051

WARRANTY DEED (TITLE NOT EXAMINED)

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Dollar (\$1.00) to the undersigned grantor, in hand paid by the grantees herein, the receipt of which is hereby acknowledged, Nicholas C. Cairns, as managing partner of Meadowlark Farms, an Alabama general partnership, (herein referred to as "Grantor"), grants, bargains, sells, and conveys unto Nicholas C. Cairns, Raphael Cairns and Christopher C. Cairns, individuals (herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I:

Part of the NE-1/4 of NW-1/4 of NE-1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the northwest corner of said 1/4-1/4-1/4 section, run in an easterly direction along the north line of said 1/4-1/4-1/4 section for a distance of 90.43 feet, thence turn an angle to the right of 90 deg. and run in a southerly direction for a distance of 295.20 feet, thence turn an angle to the right of 90 deg. and run in a westerly direction for a distance of 82.98 feet, more or less, to a point on the west line of said 1/4-1/4-1/4 section, thence turn an angle to the right and run in a northerly direction along said west line of said 1/4-1/4-1/4 section for a distance of 295.20 feet, more or less, to the point of beginning.

PARCEL II:

Part of the NW-1/4 of NW-1/4 of NE-1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Northeast corner of said 1/4-1/4-1/4 section, run in a westerly direction along the North line of said 1/4-1/4-1/4 section for a distance of 295.2 feet; thence turn an angle to the left and run in a Southerly direction parallel to the East line of said 1/4-1/4-1/4 section for a distance of 295.2 feet; thence turn an angle to the left and run in an Easterly direction parallel to the North line of said 1/4-1/4-1/4 section for a distance of 295.2 feet to a point on the East line of said 1/4-1/4-1/4 section being 295.2 feet South of the point of beginning; thence turn an angle to the left and run in a Northerly direction along the East line of said 1/4-1/4-1/4 section for a distance of 295.2 feet to the point of beginning, containing 2.0 acres, more or less, together with the existing easement for ingress and egress to said property over and across the existing roadway 20 feet wide extending from said property to County Road No. 66 (known as Industrial Road).

SUBJECT TO easements, right-of-ways and restrictions of record as shown in the records of the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the Grantees, their heirs, executors and administrators forever.

And the Grantor does for itself and for its successors and assigns covenant with the Grantees, their heirs, executors and administrators that it is lawfully seized in fee simple of the premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good

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SHELBY COUNTY JUDGE OF PROBATE
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right to sell and convey the property described; that it will and its successors and assigns shall warrant and defend the same to the Grantees their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand this 22 day of July, 1999.

Meadowlark Farms, an Alabama general partnership



Nicholas C. Cairns, Managing Partner

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County and State hereby certify that Nicholas C. Cairns, as managing partner of Meadowlark Farms, an Alabama general partnership, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 22nd day of July, 1999.



Notary Public

My Commission Expires: 2-13-2002

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