

This instrument prepared by:  
John N. Randolph, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue  
Birmingham, Alabama 35205

Send Tax Notice to:  
James H. Davies  
Michael H. Robertson

**WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of Two hundred twenty thousand and no/100 Dollars (\$220,000.00) consideration, to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **CARRIE B. SALSER, an unmarried woman** (herein referred to as grantor) do grant, bargain, sell and convey unto **JAMES F. DAVIES and MICHAEL H. ROBERTSON** (herein referred to as GRANTEES), as tenants in common, the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION FOR PARCEL II, III, and IV, ATTACHED HERETO AND MADE A PART HEREOF.**

*C.B.S.  
By T.J.H.*

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Rights claimed under the gas and oil mining lease recorded in Deed Book 68, Page 383, transferred by transfer recorded in Deed Book 68, Page 570, and extended in Deed Book 76, Page 270.
3. Right of way granted to Alabama Power Company by instrument recorded in Deed Book 109, Page 70; Deed Book 109, Page 71 and Deed Book 136, Page 364.
4. Right of way granted to Shelby County as recorded in Deed Book 95, page 503.
5. Less and except any part of subject property lying within the right of way of a public road.
6. Easement for ingress and egress and utilities set out in Book 320, Page 49.
7. Maintenance Agreement recorded in Instrument #1996-12346 as assigned to Instrument #1996-12351.

The entire consideration herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

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

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

*Carrie B. Salser*  
*By Terry Joe Heard*  
**CARRIE B. SALSER**  
By Terry Joe Heard  
Her Attorney in Fact  
*Her attorney in fact*

STATE OF ALABAMA  
COUNTY OF JEFFERSON

On this \_\_\_\_\_ day of September, 1999, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Terry Joe Heard, as Attorney in Fact for **Carrie B. Salser, an unmarried woman**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he, in his capacity as such Attorney in Fact, executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office this 22 day of September, 1999.

*[Signature]* \* 1999-39804  
Notary Public

My Commission expires: 5/15/2001 AFFIX SEAL

09/23/1999-39804  
04:24 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ: 12.00

EXHIBIT "A"

Legal Description Carrie B. Salsar to Michael H. Robertson  
and James P. Davies

PARCEL II:

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 330.00 feet; thence turn a deflection angle to the left of 89 degrees, 49 minutes, 00 seconds and run in a Westerly direction 64.02 feet to a point on the Easterly right of way line of Old Highway 280; thence turn a deflection angle to the right of 93 degrees, 54 minutes, 00 seconds and run in a Northerly direction along said right of way line for a distance of 164.74 feet to the point of beginning; thence continue last described course for a distance of 70.00 feet; thence turn a deflection angle to the right of 86 degrees, 06 minutes, 00 seconds and run in an Easterly direction for a distance of 220.00 feet; thence turn a deflection angle to the right of 93 degrees, 54 minutes, 00 seconds and run in a Southerly direction for a distance of 70.00 feet; thence turn a deflection angle to the right of 86 degrees, 06 minutes, 00 seconds and run in a Westerly direction for a distance of 220.00 feet to the point of beginning.

PARCEL III:

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 330.00 feet; thence turn a deflection angle to the left of 89 degrees, 49 minutes, 00 seconds and run in a Westerly direction 64.02 feet to a point on the Easterly right of way line of Old Highway 280; thence turn a deflection angle to the right of 93 degrees, 54 minutes, 00 seconds and run in a Northerly direction for a distance of 234.74 feet to the point of beginning; thence continue last described course for a distance of 95.42 feet to the point of commencement of a curve to the left, having a central angle of 1 degree, 20 minutes, 48 seconds and a radius of 2321.41 feet; thence run in a Northerly direction along the arc of said curve for a distance of 54.56 feet; thence turn an interior angle to the left of 93 degrees, 31 minutes, 08 seconds from the chord of said curve and run in an Easterly direction for a distance of 200.36 feet; thence turn an interior angle to the left of 86 degrees, 06 minutes, 00 seconds and run in a Southerly direction for a distance of 150.00 feet; thence turn an interior angle to the left of 93 degrees, 54 minutes, 00 seconds and run in a Westerly direction for a distance of 200.00 feet to the point of beginning.

PARCEL IV:

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, and run in a Northerly direction along the Westerly line of said quarter-quarter section 330.00 feet; thence turn an angle to the left 89 degrees, 49 minutes, 00 seconds and run in a Westerly direction 64.02 feet to a point on the Easterly right of way line of Old Highway 280; thence turn an angle to the right 93 degrees, 54 minutes, 00 seconds and run in a Northerly direction along said right of way line 104.74 feet to the point of beginning; thence continue along last described course 60.00 feet; thence turn an angle to the right 86 degrees, 06 minutes, 00 seconds and run in an Easterly direction 220.00 feet; thence turn an angle to the left 86 degrees, 06 minutes, 00 seconds and run in a Northerly direction 70.00 feet; thence turn an angle to the left 93 degrees, 54 minutes, 00 seconds and run in a Westerly direction 20.00 feet; thence turn an angle to the right 93 degrees, 54 minutes, 00 seconds and run in a Northerly direction 150.00 feet; thence turn an angle to the left 93 degrees, 54 minutes, 00 seconds and run in a Westerly direction 200.36 feet to a point on a curve to the left of the Easterly right of way line of Old Hwy 280, said curve having a central angle of 3 degrees, 23 minutes, 14 seconds and a radius of 2321.41 feet; thence turn an angle to the right 91 degrees, 09 minutes, 06 seconds to the chord of said curve and run along the arc of said curve in a Northerly direction for a distance of 137.24 feet; thence turn an angle to the right of 89 degrees, 15 minutes, 23 seconds from the chord of said curve and run in an Easterly direction 414.38 feet; thence turn an angle to the right 58 degrees, 19 minutes, 54 seconds and run in a Southeasterly direction 128.59 feet; thence turn an angle to the left 3 degrees, 45 minutes, 23 seconds and run Southeasterly 50.00 feet; thence turn an angle to the left 14 degrees, 00 minutes, 00 seconds and run Southeasterly 50.00 feet; thence turn an angle to the right 14 degrees, 31 minutes, 00 seconds and run Southeasterly 35.00 feet; thence turn an angle to the right 10 degrees, 00 minutes, 00 seconds and run Southeasterly 43.00 feet; thence turn an angle to the left 05 degrees, 00 minutes, 00 seconds and run Southeasterly 30.00 feet; thence turn an angle to the right 25 degrees, 00 minutes, 00 seconds and run in a Southerly direction 40.00 feet; thence turn an angle to the right 13 degrees, 00 minutes, 00 seconds and run in a Southerly direction 60.00 feet; thence turn an angle to the right 16 degrees, 00 minutes, 00 seconds and run in a Southwesterly direction 40.25 feet; thence turn an angle to the left 114 degrees, 30 minutes, 00 seconds and run in an Easterly direction 115.79 feet; thence turn an angle to the right 89 degrees, 49 minutes, 00 seconds and run in a Southerly direction 104.50 feet; thence turn an angle to the right 90 degrees, 11 minutes, 00 seconds and run in a Westerly direction 239.94 feet; thence turn an angle to the right 90 degrees, 00 minutes, 00 seconds and run in a Northerly direction 104.50 feet; thence turn an angle to the left 90 degrees, 00 minutes, 00 seconds and run in a Westerly direction 475.17 feet to the point of beginning.

09/23/1999-39804

04:24 PM CERTIFIED  
SHELBY COUNTY CLERK OF PROBATE

002 01 18:00