

This instrument was prepared by:
William R. Justice
P.O. Box 1144
Columbiana, Alabama 35051

Grantee's address:
317 Joan Avenue
Birmingham, AL 35215

Inst. # 1999-45244

11/02/1999-45244
01:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MMS

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty-five Thousand and no/100 DOLLARS (\$165,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned B. J. Humphries, married, and Jimmy Humphries, married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Timothy E. Drummond (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the southwest corner of the SW 1/4 of the NW 1/4 of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, and run thence easterly along the south line of said 1/4 1/4 section a distance of 80.0 feet; thence continue easterly South 89 deg. 38 min. 48 sec. East a distance of 284.54 feet to the point of beginning of the property being described; thence continue along last described course 962.26 feet to a point in the Cahaba River marking the southeast corner of the said SW 1/4 of the NW 1/4 of said Section 35; thence run northerly along the east line of said 1/4 1/4 a distance of 647.11 feet to a point; thence run North 89 deg. 36 min. 22 sec. West a distance of 530.00 feet to a point; thence run South 31 deg. 08 min. 22 sec. West a distance of 58.18 feet to a point; thence run South 37 deg. 12 min. 42 sec. West 114.36 feet to a point; thence run South 17 deg. 15 min. 52 sec. West 89.94 feet to a point; thence run South 9 deg. 04 min. 06 sec. West 260.46 feet to a point; thence run South 35 deg. 11 min. 29 sec. West 76.27 feet to point; thence run South 46 deg. 49 min. 19 sec. West 145.15 feet to the point of beginning.

Less and except the acreage within the Cahaba River.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouses.

\$165,000.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

Subject to the following:

1. Restrictions, covenants and conditions as set out in instrument recorded in Real Book 164, Page 17, in the Probate Office of Shelby County, Alabama.
2. Rights-of-way recorded in Real Book 164, page 17, and Real Book 26, page 210, in the Probate Office of Shelby County, Alabama.
3. Conveyances, reservations, and/or exceptions of title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, including rights set out in Deed Book 349, page 841, in Probate Office of Shelby County, Alabama.
4. Rights of riparian owners in and to the use of Cahaba River.
5. Agreement between Robert C. Milam and Betty H. Milam and Joseph P. Sanders, Helen G. Sanders, Edward E. Blackerby and Joyce J. Blackerby and Allan T. Gray recorded in Misc. Book 55, page 93, in the Probate Office of Shelby County, Alabama.
6. Assessments as to upkeep of easements as set out in Real Book 164, page 17, in the Probate Office of Shelby County, Alabama.
7. Rights of ingress and egress over the rights-of-way described in Misc. Book 55, page 93; Deed Book 352, page 983; and Real Book 164, page 17, in the Probate Office of Shelby County, Alabama.

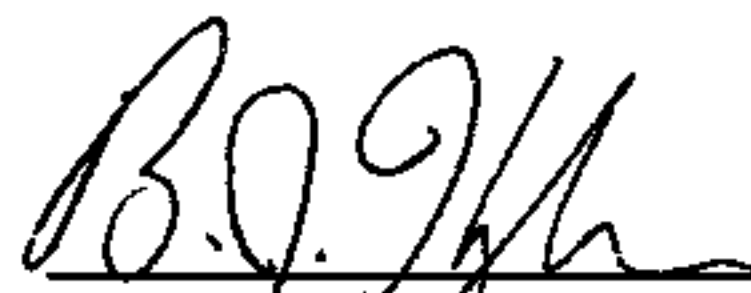
GRANTOR reserves the use of all easements for ingress and egress in the chain of title of the above described property and an easement for ingress, egress, parking, access to the Cahaba River over and across the north portion of the above described property, said easement being described as follows: Commence at the Northwest corner of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 20 South, Range 4 West, and run South 89 deg. 36 min. 22 sec. East a distance of 675.60 feet to the point of beginning; thence continue along the last described course a distance of 530.00 feet to a point on the West bank of the Cahaba River; thence South 08 deg. 23 min. 26 sec. West along the West bank of the Cahaba River a distance of 50.49 feet to a point; thence North 89 deg. 36 min. 22 sec. West a distance of 125 feet, more or less, to the existing parking area; thence North 08 deg. 23 min. 26 sec. East a distance of 30 feet; thence North 89 deg. 36 min. 22 sec. West a distance 427 feet, more or less, to a point lying South 31 deg. 08 min. 22 sec. West of the point of beginning; thence North 31 deg. 08 min. 22 sec. East a distance of 20 feet, more or less, to the point of beginning.


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


And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as

aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 1st day of November, 1999.


B. J. Humphries


Jimmy Humphries


Billy Joe Humphries as attorney-in-fact for
Jimmy Humphries


STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that B. J. Humphries, married, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of November, 1999.




Notary Public

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy Joe Humphries, whose name as attorney-in-fact for Jimmy Humphries 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, as such attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of November, 1999.



William R. [illegible]
Notary Public

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