

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS
Ronald A. Heffner
XXXXXX
110 Lenox Drive
Birmingham, AL 35242

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Three Thousand Nine Hundred Fifty and 00/100 (\$103,950.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Barry Morton, a married man** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ronald A. Heffner**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See legal description attached as Exhibit "A"

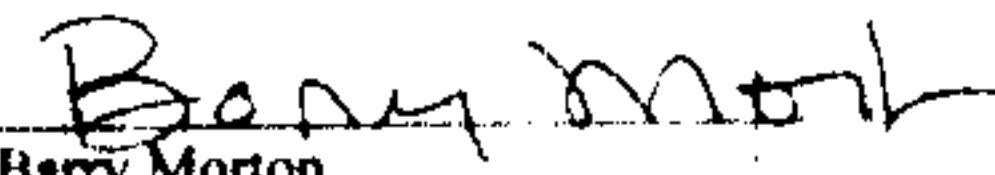
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY THE CODE OF ALABAMA.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 8th day of February, 2000


Barry Morton

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Barry Morton, a married man 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 Instrument signed his name voluntarily on the day the same bears date

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of February, 2000.


NOTARY PUBLIC

My Commission Expires: 3/5/03

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 5, 2003

Inst # 2000-04212

02/10/2000-04212
07:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 C01 115.00

Exhibit "A"

A parcel of land located part in the E 1/2 of the SE 1/4 of Section 28, and part in the W 1/2 of the SW 1/4 of Section 27, Township 19 South, Range 1 East, described as follows:

Commence at the SE corner of the SE 1/4 of the SE 1/4 of Section 28, go North 01 deg. 19 min. 54 sec. East along the East boundary of said 1/4 1/4 Section for 53.54 feet to the center of an existing chert road; thence three courses along the center line of said chert road as follows: Go North 48 deg. 06 min. 53 sec. West for 191.93 feet; thence North 32 deg. 09 min. 46 sec. West for 379.23 feet; thence North 50 deg. 21 min. 31 sec. West for 163.96 feet to the point of beginning; thence continue four (4) courses along said chert road as follows: go North 50 deg. 21 min. 31 sec. West for 273.96 feet; thence North 34 deg. 08 min. 46 sec. West for 167.17 feet; thence North 24 deg. 10 min. 12 sec. West for 176.45 feet; thence North 42 deg. 39 min. 41 sec. West for 158.35 feet to the South boundary of Shelby County Highway No. 55; thence North 60 deg. 44 min. 00 sec. East along the South boundary of said Highway No. 55 for 199.09 feet to the beginning of a curve to the left having a central angle of 39 deg. 19 min. 23 sec. and a radius of 756.20 feet; thence Northeasterly along said curve for 518.99 feet; thence South 69 deg. 42 min. 32 sec. East for 123.54 feet to the centerline of a creek; thence two (2) courses along said centerline as follows: go South 76 deg. 48 min. 21 sec. East for 233.92 feet; thence South 47 deg. 19 min. 40 sec. East for 185.47 feet to the West boundary of the W 1/2 of the SW 1/4 of said Section 27; thence North 01 deg. 19 min. 54 sec. East along said West boundary for 247.45 feet to a point on a curve to the right on the Southwesterly boundary of the CSX Railway said curve having a central angle of 21 deg. 48 min. 02 sec. and a radius of 1382.70 feet; thence Southeasterly along said curve for 526.10 feet; thence South 50 deg. 18 min. 25 sec. West for 1158.70 feet to the point of beginning; being situated in Shelby County, Alabama.

A non-exclusive perpetual 60 foot Utility and Ingress and Egress Easement, more particularly described as follows:

Commence at the SE corner of the SE 1/4 of the SE 1/4 of Section 28, go North 01 deg. 19 min. 54 sec. East along the East boundary of said 1/4 1/4 Section for 53.54 feet to the center of an existing chert road; Go North 48 deg. 06 min. 53 sec. West along the center of said road for 191.93 feet; thence North 32 deg. 09 min. 46 sec. West along the centerline of said road for 379.23 feet; thence North 50 deg. 21 min. 31 sec. West along the centerline of said road for 163.96 feet to the point of beginning of the Easement here described: A parcel of land 30.00 feet either side of a line described as follows: go North 50 deg. 21 min. 31 sec. West along the centerline of said road for 273.96 feet; thence North 34 deg. 08 min. 46 sec. West along the centerline of said road for 167.17 feet; thence North 24 deg. 10 min. 12 sec. West along the centerline of said road for 176.45 feet; thence North 42 deg. 39 min. 41 sec. West along the centerline of said road for 158.35 feet to the South boundary of Shelby County Highway No. 55 and the end of said easement, all being in the SE 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama.

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Inst # 2000-04212

02/10/2000-04212
07:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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