

This form furnished by: **Cahaba Title, Inc.**

Eastern Office (205) 833-1571 FAX 833-1577  
Riverchase Office (205) 988-5600 FAX 988-5905

This instrument was prepared by:  
(Name) Courtney Mason & Associates, P.C.  
(Address) 1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244

Send Tax Notice to:  
(Name) Heffner Properties, Inc.  
(Address) 6491 Highway 51  
Wilsonville, Alabama 35186

**WARRANTY DEED**

STATE OF ALABAMA }  
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Hundred and No/100ths (\$500.00) DOLLARS

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

Ronald A. Heffner, a single individual  
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto  
Heffner Properties, Inc., a corporation

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

Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

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

Subject property does not constitute the homestead of the Grantor herein as defined by the Code of Alabama. Inst # 2000-09354

03/24/2000-09354  
07:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOR CJ1 11.50

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this  
day of March, ~~19~~ 2000

\_\_\_\_\_  
(Seal)

Ronald A. Heffner  
Ronald A. Heffner (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA }  
Shelby County } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald A. Heffner, a single individual, whose name(s) 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 official seal, this 20th day of March, ~~19~~ 2000

My Commission Expires: 3/26/02

Dawn R. [Signature]  
Notary Public

Exhibit "A"

Parcel 1

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.

Parcel 2

A part of the SE 1/4 of the SE 1/4 of Section 28, and part of the SW 1/4 of the SW 1/4 of Section 27, Township 19 South, Range 1 East, described as follows:

Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 27 go North 01 deg. 19 min. 54 sec. East along the West boundary of said 1/4 1/4 Section for 53.54 feet to the point of beginning; thence continue North 01 deg. 19 min. 54 sec. East for 56.47 feet; thence South 89 deg. 52 min. 04 sec. East for 976.96 feet to the center line of Muddy Prong Creek; thence twelve (12) courses along the center line of said creek as follows: go North 37 deg. 22 min. 14 sec. West for 451.69 feet; thence North 10 deg. 14 min. 00 sec. West for 138.00 feet; thence North 20 deg. 12 min. 03 sec. West for 92.92 feet; thence North 58 deg. 52 min. 40 sec. West for 200.92 feet; thence North 46 deg. 41 min. 31 sec. West for 70.50 feet; thence North 25 deg. 31 min. 45 sec. East for 73.88 feet; thence North 55 deg. 35 min. 53 sec. West for 153.36 feet; thence North 58 deg. 52 min. 27 sec. West for 87.07 feet; thence North 15 deg. 01 min. 17 sec. West for 62.37 feet; thence North 66 deg. 53 min. 47 sec. East for 234.67 feet; thence North 14 deg. 43 min. 02 sec. West for 48.13 feet; thence North 55 deg. 43 min. 56 sec. West for 15.75 feet; thence North 56 deg. 24 min. 05 sec. East for 47.59 feet to the West boundary of the CSX Railway; thence North 33 deg. 34 min. 05 sec. West along the West boundary of said railway for 87.65 feet; thence South 50 deg. 18 min. 25 sec. West for 1158.70 feet to the center line of an existing chert road; thence three (3) courses along the center line of said road as follows: go South 50 deg. 21 min. 31 sec. East for 163.96 feet; thence South 32 deg. 09 min. 46 sec. East for 379.23 feet; thence South 48 deg. 06 min. 53 sec. East for 191.93 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 and 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 48 deg. 06 min. 53 sec. West along the centerline 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 437.92 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.

Inst. # 2000-09354

03/24/2000-09354  
07:51 AM CERTIFIED

SHELBY COUNTY CLERK OF COURTS

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