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THIS INSTRUMENT PREPARED BY:

J. Fred Powell, Esq.,
Burr & Forman LLP
420 N. 20th Street, Ste. 3100
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Mr. James D. Wadsworth
Wadsworth Oil Co.
2201 Holiday Inn Drive
Clanton, AL 35046

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred (\$100.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **W. EARL RICHARDS**, a married man (herein referred to as "GRANTOR") do hereby grant, bargain, sell and convey unto **JAMES D. WADSWORTH** (herein referred to as "GRANTEE"), the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the Northeast quarter of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of the Southeast quarter of the Northeast quarter of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama and run North along the East line of the said quarter-quarter for 113.74 feet; thence left 88° 25' 30" and run Westerly for 619.11 feet; thence left 1° 02' 30" and continue Westerly for 30.01 feet; thence right 91° 23' 20" and run North for 30.01 feet; thence left 91° 36' 25" and run Westerly for 567.45 feet to the point of beginning, said point being on the North right of way of an unnamed street; from the point of beginning thus obtained, turn right 1° 21' 08" and continue Westerly and along the said North right of way for 310.74 feet; thence right 51° 17' 03" and continue along the said North right of way for 3.09 feet to a point on the East right of way of U.S. Highway 31; thence right 21° 45' 27" and run Northwesterly along the said East right of way for 348.12 feet; thence right 105° 00' 00" and leaving the said right of way run Easterly for 394.42 feet; thence right 88° 36' 04" and run Southerly for 338.61 feet returning to the point of beginning.

Subject to:

1. Ad valorem taxes for the year 2000 and subsequent years which are not yet due and payable.
2. Road right of way as recorded in Deed Book 286, page 338.
3. Easement and right of way granted Shelby County recorded in Deed Book 49, page 274.

This property is not the homestead of the Grantor or the Grantor's spouse.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs, successors and assigns forever. And I do for myself and for my heirs, executors, and administrators, covenant with the said GRANTEE, his heirs, administrators, executors, successors 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, his heirs, administrators, executors, successors and assigns forever, against the lawful claims of all persons.

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


W. EARL RICHARDS

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **W. EARL RICHARDS**, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 8 day of September, 2000.

Nancy C. Coggi
NOTARY PUBLIC

My Commission expires:

05/07/2004

Inst # 2000-32069

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03:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 238.50