

Prepared without benefit of survey. Drafter of this instrument
makes no certification as to legal description.

Send Tax Notice To:
Kenneth M. Graves
3300 Highway 11
Pelham, AL

This instrument was prepared by:
James W. Fuhrmeister
ALLISON, MAY, ALVIS, FUHRMEISTER,
KIMBROUGH & SHARP, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS,**

THAT IN CONSIDERATION OF **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Mainline Heating & Air Conditioning, Inc., a corporation**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Kenneth M. Graves, an unmarried man**, (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Exhibit "A" for Legal Description.

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

NOTE: All of the above consideration was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators, successors and assigns covenant with said Grantee, his 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 we 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 and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hands and seals, this 2nd day of February, 2001.

Mainline Heating & Air Conditioning, Inc.

By: 
KENNETH M. GRAVES
Its: President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kenneth M. Graves, whose name as President of Mainline Heating & Air Conditioning, Inc., a corporation, 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 and with full authority as the act of said corporation on the date the same bears date.

Given under my hand and official seal, this the February 2nd, 2001.


Notary Public

My commission expires: 5/21/03

02/05/2001-04095
11:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMB 15.00

Inst # 2001-04095

EXHIBIT "A"

PARCEL I:

Commence at the SE corner of Section 19, Township 20 South, Range 2 West being a locally accepted Concrete Monument; thence North 89°07'23" West along the South line of said 1/4 - 1/4 Section for a distance of 1365.48 feet to the SW corner of the SE 1/4 of the SE 1/4 of said Section being a locally accepted Concrete Monument; thence North 00°40'54" East for a distance of 786.76 feet to the Southeasterly right of way line of Shelby County Highway 11 (80-foot ROW); thence North 38°31'19" East along said right of way for a distance of 349.22 feet to the point of beginning; thence continue along the last described course and along said right of way for a distance of 173.25 feet; thence leaving said right of way South 76°00'48" East a distance of 11.85 feet; thence South 23°47'33" West for a distance of 266.07 feet to a point on a curve to the right having a central angle of 9°57'29" and a radius of 60.00 feet, said curve subtended by a chord bearing North 14°12'47" East and a chord distance of 10.41 feet; thence along the arc of said curve for a distance of 10.43 feet to the point of a reverse curve having a central angle of 54°53'52" and a radius of 110.37 feet, said curve subtended by a chord bearing North 8°15'25" West and a chord distance of 101.75 feet; thence along the arc of said curve for a distance of 105.75 feet to the point of beginning.

PARCEL II:

Commence at the SE corner of Section 19, Township 20 South, Range 2 West; thence North 0°33'20" East and along the East line of said 1/4 - 1/4 Section a distance of 492.30 feet; thence North 70°49'59" West a distance of 828.03 feet to the point of beginning; thence North 19°01'26" East a distance of 29.91 feet; thence South 70°48'54" East a distance of 69.37 feet; thence North 14°49'12" East a distance of 327.84 feet; thence North 70°50'54" West a distance of 424.06 feet; thence South 23°47'33" West for a distance of 266.07 feet to a point on a curve to the left having a central angle of 80°04'18" a radius of 60.00 feet and subtended by a chord which bears South 10°42'39" East and a chord distance of 77.44 feet; thence along said curve 84.12 feet to the end of said curve; thence South 70°48'16" East a distance of 190.74 feet to the beginning of a curve to the left having a central angle of 42°50'00" a radius of 25.0 feet and subtended by a chord which bears North 87°50'13" East a chord distance of 18.26 feet; thence along said curve 18.69 feet to the end of aforesaid curve and the beginning of a reversed curve to the right having a central angle of 149°55'11", a radius of 50 feet and subtended by a chord which bears South 40°37'12" East a chord distance of 95.61 feet; thence along said curve 127.34 feet to the end of said curve; thence South 70°49'59" East a distance of 51.49 feet to the point of beginning.

All situated in Shelby County, Alabama.

Inst # 2001-04095

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