

Inst # 2001-24329

Send Tax Notice To:

J. Thomas Holton
10 Ridge Drive
Birmingham, AL 35213

This instrument was prepared by:
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Birmingham, Alabama 35209
(205) 879-5959

GENERAL WARRANTY DEED

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

That in consideration of Three Hundred Thousand and no/100 Dollars (\$300,000.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **M. M. Argo, Jr., and wife, Dorothy W. Argo** rein collectively referred to as Grantors) do grant, bargain, sell and convey unto **J. Thomas Holton**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to:

1. Ad Valorem taxes due October 1, 2001.
2. Easement(s) to Green Valley Road as shown by instrument recorded in Deed Book 200 page 269 in Probate Office.
3. Rights and easements as set out in Deed Book 179 page 504 in Probate Office.

\$100,000.00 of the purchase price was paid from the proceeds of a purchase money mortgage recorded simultaneously herewith.

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

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs,

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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, the undersigned have hereto set their hands and seals this 12th day of June, 2001.

M M Argo (L.S.)
M. M. Argo, Jr.

Dorothy W. Argo (L.S.)
Dorothy W. Argo

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **M. M. Argo, Jr., and wife, Dorothy W. Argo** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12th day of June, 2001.

[NOTARY SEAL]

[Signature]
Notary Public
My Commission Expires: 12/28/2003

EXHIBIT "A"
TO
GENERAL WARRANTY DEED

A part of the SE ¼ of the NW ¼ of Section 11, Township 21 South, Range 2 West, situated in Shelby County, Alabama, more particularly described as follows:

Beginning at the northeast corner of the southeast quarter of the northwest quarter of Section 11, Township 21 south, Range 2 west, Shelby County, Alabama and run thence North 87° 40' 31" West along the north line of said quarter-quarter section a distance of 1,322.60' to a found concrete monument corner representing the northwest corner of same said quarter-quarter; Thence run South 00° 31' 07" East along the west line of said quarter-quarter a distance of 463.72' to a set capped rebar corner; Thence run North 88° 04' 21" East a distance of 578.85' to a property corner in Bounds Lake; Thence run South 00° 31' 12" East within Bounds Lake a distance of 423.48' to a property corner within Bounds Lake; Thence run North 89° 31' 07" East a distance of 531.13' to a property corner within Bounds Lake; Thence run South 88° 43' 15" East a distance of 213.67' to a set capped rebar corner on the east line of said southeast quarter of the northwest quarter; Thence run North 00° 41' 15" West along said east line of said quarter-quarter a distance of 814.42' to the point of beginning,

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