

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Inst # 2002-14871

03/29/2002-14871
02:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CH .00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty-nine Thousand Two Hundred Fifty and no/100 Dollars (\$269,250.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Roy Britt Ingram, Jr.** and wife, **Mattie Ingram, James Walker Ingram**, a single man, **Anthony Britt Cairo**, a single man, and **Charles Alfred Cairo**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Shelby County, Alabama** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southeast quarter of Section 11, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a ½ inch rebar found locally accepted to be the Northwest corner of the Northwest quarter of the Southeast quarter of said Section 11; thence run South 87 degrees, 31 minutes, 15 seconds East along the North line of said quarter-quarter section for a distance of 832.05 feet to a ½ inch rebar found; thence run South 37 degrees, 22 minutes, 16 seconds East for a distance of 594.13 feet to a ½ inch rebar found at the point of beginning; thence run South 37 degrees, 25 minutes, 49 seconds East for a distance of 378.05 feet to an iron pin with a Simmons cap found; thence run South 66 degrees, 33 minutes, 07 seconds East for a distance of 1,301.60 feet to an iron pin with a Simmons cap on the East line of the Southeast quarter of said Section 11; thence run South 02 degrees, 35 minutes, 10 seconds West along said East line for a distance of 303.59 feet to an iron pin with a Simmons cap being 1,076.86 feet North of an axle found at the Southeast corner of said Section 11, said iron pin being on the Northwest right-of-way line of Alabama Highway #145; thence run South 36 degrees, 47 minutes, 00 seconds West along said Northwest right-of-way line for a distance of 123.05 feet to an iron pin set; thence run North 53 degrees, 31 minutes, 48 seconds West leaving said right-of-way for a distance of 141.23 feet to an iron pin set; thence run South 36 degrees, 28 minutes, 12 seconds West for a distance of 600.00 feet to an iron pin set; thence run South 53 degrees, 31 minutes, 48 seconds East for a distance of 150.00 feet to an iron pin set on said Northwest right-of-way line; thence run South 36 degrees, 28 minutes, 12 seconds West along said Northwest right-of-way line for a distance of 480.00 feet to an iron pin set; thence run North 57 degrees, 27 minutes, 15 seconds West for a distance of 1,611.66 feet to an iron pin set; thence run North 32 degrees, 32 minutes, 45 seconds East for a distance of 280.00 feet to an iron pin set; thence run North 08 degrees, 10 minutes, 32 seconds East for a distance of 800.00 feet to an iron pin set; thence run North 63 degrees, 08 minutes, 46 seconds East for a distance of 440.00 feet to the point of beginning; said parcel containing 53.85 acres, more or less.

According to survey of Carl Daniel Moore, Reg. L.S. #12159, dated November 19, 2001.

Grantors also convey to Grantee a permanent and perpetual exclusive easement for ingress and egress, installation of utility lines, water pipes, and for all other lawful purposes, under, over, across, or along any portion of property located within the right-of-way or property acquired by the State of Alabama for State Highway No. 145 (not constructed as of March 2002), and which lies adjacent to the property lines of the property conveyed hereinabove.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, 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 noted above; that

Mattie Ingram

I (we) have a 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s), this 29 day of March, 2002.

Roy Britt Ingram Jr. (SEAL)
Roy Britt Ingram, Jr.

Anthony Britt Cairo

Mattie Ingram (SEAL)
Mattie Ingram

By: Martha Ingram Whitfield
Martha Ingram Whitfield, his
Attorney-in-Fact

James Walker Ingram (SEAL)
James Walker Ingram

Martha Ingram Whitfield
Martha Ingram Whitfield, as
Attorney-in-Fact for Anthony Britt Cairo

Charles Alfred Cairo

By: Martha Ingram Whitfield
Martha Ingram Whitfield, his
Attorney-in-Fact

Martha Ingram Whitfield
Martha Ingram Whitfield, as
Attorney-in-Fact for Charles Alfred Cairo

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Roy Britt Ingram, Jr.** and wife, **Mattie Ingram**, 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 29 day of March, 2002.

Frank Ellis
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Walker Ingram**, a single 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.

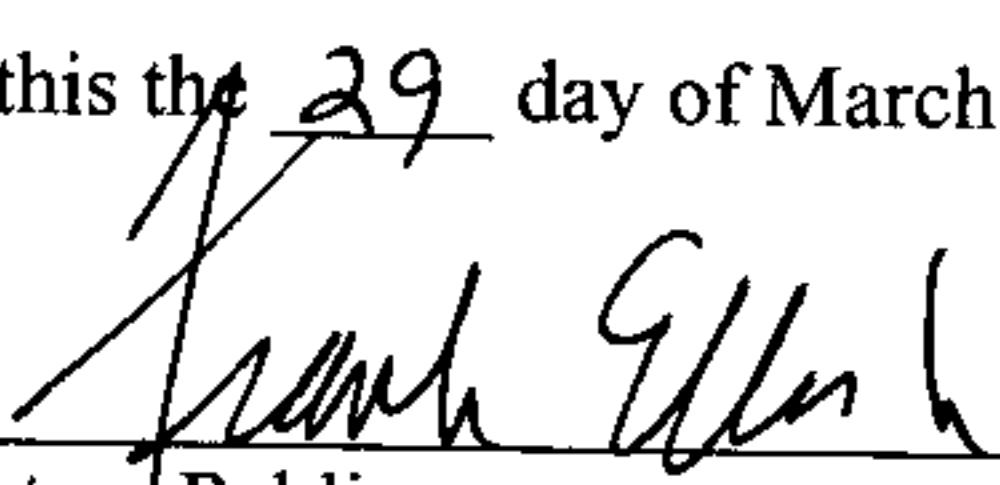
Given under my hand and official seal this 29 day of March, 2002.

Frank Ellis
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Martha Ingram Whitfield**, whose name as Attorney-in-Fact of **Anthony Britt Cairo**, a single man, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, she, as such Attorney-in-Fact and with full authority, executed the same voluntarily for and as the act of the said Anthony Britt Cairo.

Given under my hand and official seal, this the 29 day of March, 2002.

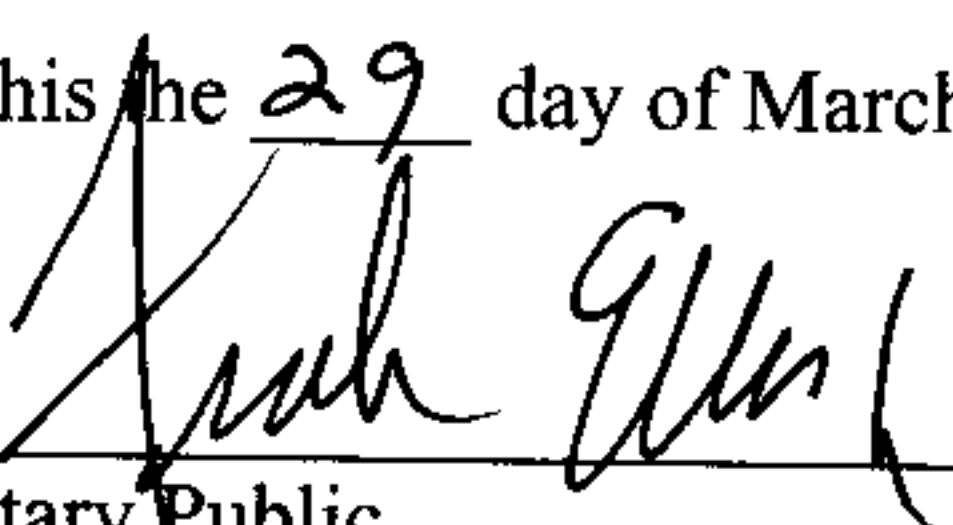


Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Martha Ingram Whitfield**, whose name as Attorney-in-Fact of **Charles Alfred Cairo**, a single man, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, she, as such Attorney-in-Fact and with full authority, executed the same voluntarily for and as the act of the said Charles Alfred Cairo.

Given under my hand and official seal, this the 29 day of March, 2002.



Notary Public

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(page three of three)