

This instrument was prepared by

(Name) C.H. Estes, III

(Address) 1800 South 12th. Avenue, Birmingham, Alabama, 35205

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



20030522000318340 Pg 1/2 33.00
Shelby Cnty Judge of Probate, AL
05/22/2003 10:43:00 FILED/CERTIFIED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighteen Thousand Nine Hundred and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, C.H. Estes, III, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Lytton W. Glazner, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The SW ¼ of the SE ¼ of Section 29, Township 18 South, Range 2 East, EXCEPT that certain (.69) acre tract conveyed to Central of Georgia Railway Company by that certain deed recorded in Deed Book 77 at Page 419, in the Office of the Judge of Probate of Shelby County, Alabama.

The SE ¼ of the SW ¼ of Section 29, Township 18 South, Range 2 East.

That part of the NE ¼ of the SW ¼ of Section 29, Township 18 South, Range 2 East, lying South of Central of Georgia Railway Company.

Situated in Shelby County, Alabama.

Less and except property described on attached Exhibit "A".

The property described herein is not and has never been the homestead of the Grantor.

This document made today to replace that certain deed to the same Grantee and by the same Grantor made on January 17, 1990 that was lost and never recorded.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 29th. day of September, 19 99.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C.H. Estes, III 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 official seal this 29th. day of September, A. D., 1999

Notary Public

EXHIBIT "A"

A tract of land situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, Township 18 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

Parcel I:

All that part of the East 100.0 feet of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, Township 18 South, Range 2 East, Shelby County, Alabama, described as follows: Beginning at the Northeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 29 and run South along the East line ;of said $\frac{1}{4}$ $\frac{1}{4}$ section for a distance of 787.18 feet to a point of intersection with the Northerly right of way line of Alabama Highway No.25; thence right 63 deg. 26 min. 10 sec. And run Southwesterly along said road right of way for a distance of 111.80 feet; thence right 116 deg. 33 min. 50 sec. And run North and parallel to the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 835.07 feet to the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence right 88 Deg. 47 min. 11 sec. and run East 100.0 feet to the point of beginning; being situated in Shelby County, Alabama. Less and except that part of the railroad right of way.

Parcel II

All that part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, Township 18 South, Range 2 East, Shelby County, Alabama lying South of Alabama Highway No. 25, described as follows:

Beginning at the SE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 29 and run North along East line of Said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 369.92 feet to a point of intersection with the Southerly right of way line of Alabama Highway No. 25; thence left 116 deg. 33 min. 50 sec. and run Southwesterly along said road right of way for a distance of 608.05 feet to point of curve to the left, said curve having a central angle of 8 deg. 03 min. 46 sec. and a radius of 1586.7 feet; thence along arc of said curve for a distance of 223.28 feet to a point of intersection with the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence left 148 deg. 11 min. 12 sec. to Tangent and run East along said South line for a distance of 736.14 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.



C.H. Estes, III