

THIS INSTRUMENT WAS PREPARED BY:

John F. De Buys, Jr., Esq.
BURR & FORMAN LLP
420 N. 20th Street, Ste. 3100
Birmingham, AL 35203

SEND TAX NOTICE TO:

Shelby County, Alabama
Main Street
Columbiana, Alabama

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Ten Dollars and No/100 Dollars (\$10.00)** and other good and valuable consideration to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, I, **John F. De Buys, Jr.** (Grantor) do grant, bargain, sell and convey my undivided three-eighths (3/8) interest in and to Parcel 1 and Parcel 2 described on the attached Exhibit A unto **Shelby County, Alabama, a political subdivision of the State of Alabama** (Grantee).

See Exhibit A (two pages) attached hereto for legal description.

SUBJECT TO:

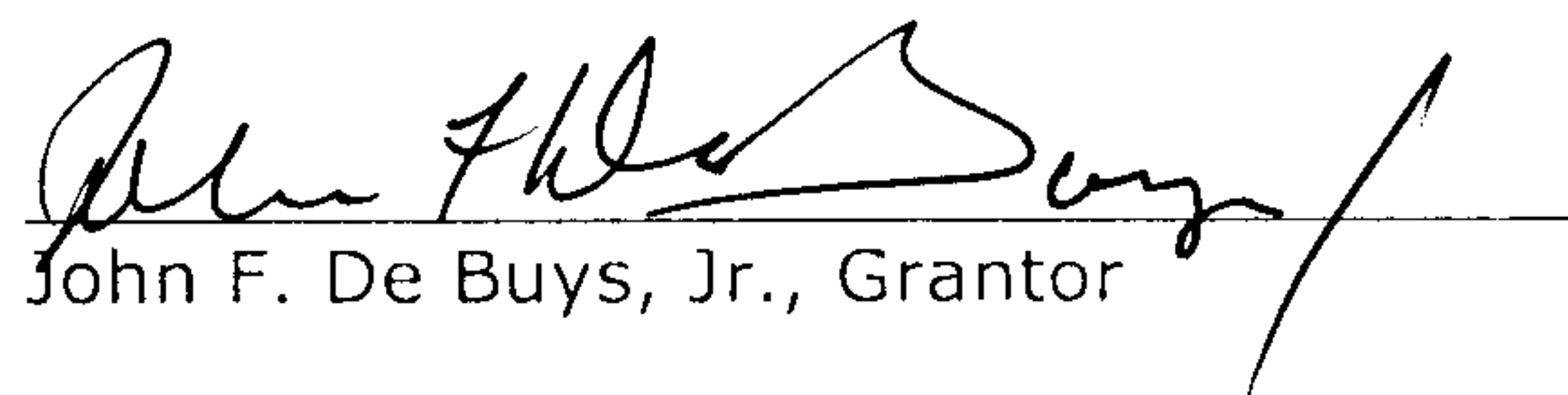
1. Ad valorem taxes for 2010 and subsequent years, not yet due and payable;
2. Easements, restrictions, reservations, rights-of-way, covenants, and other matters of record;
3. All matters which would be revealed by an accurate survey or physical inspection of the subject real estate;
4. Mineral and mining rights not owned by Grantor.

The property conveyed herein is not the homestead of the Grantor.

TO HAVE AND TO HOLD unto the Grantee, its successors and assign forever.

And the Grantor does for himself and his successors and assigns covenant with the Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29 day of December, 2009.

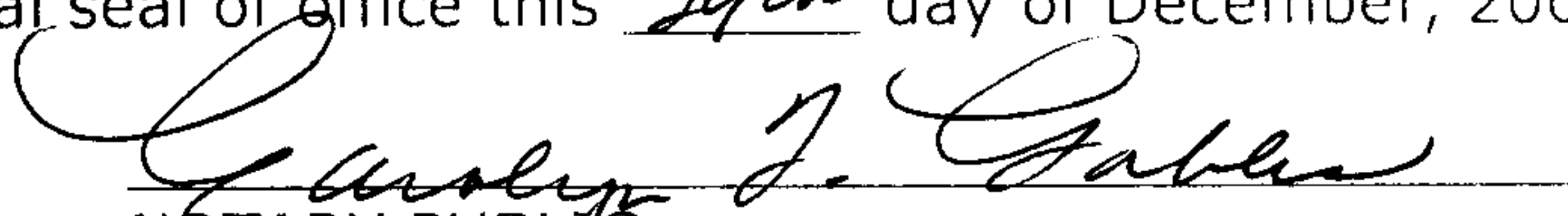

John F. De Buys, Jr., Grantor

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **John F. De Buys, Jr.**, whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 29th day of December, 2009.


NOTARY PUBLIC
My Commission Expires: 11-16-2012



20091229000474610 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
12/29/2009 04:20:33 PM FILED/CERT

EXHIBIT A

20091229000474610 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
12/29/2009 04:20:33 PM FILED/CERT

LEGAL DESCRIPTION (RIGHT OF WAY DEDICATION)
TRACT 1 (PARCEL 1):

A parcel of land situated in the Northwest quarter of the Southeast quarter of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of the said Northwest quarter of the Southeast quarter and run North 00 degrees 38 minutes 36 seconds West along the East line of said quarter – quarter section for a distance of 209.60 feet to the POINT OF BEGINNING, said point also being on the existing Northernmost right of way line of Shelby County Road 52 (80' R.O.W.), said point also being on a curve turning to the left, said curve having a radius of 1472.39 feet, a central angle of 39 degrees 33 minutes 22 seconds, a chord bearing of North 89 degrees 07 minutes 47 seconds West, and a chord distance of 996.45 feet; thence leaving said quarter – quarter line run along said Northernmost right of way line and along the arc of said curve for a distance of 1016.52 feet; thence run South 71 degrees 05 minutes 32 seconds West along said Northernmost right of way line for a distance of 383.91 feet to a point on the West line of said quarter – quarter line; thence leaving said Northernmost right of way line run North 00 degrees 31 minutes 16 seconds West along said West line for a distance of 61.95 feet to a point on the proposed Northernmost right of way line of said Shelby County Road 52; thence leaving said West line run North 65 degrees 29 minutes 27 seconds East along said proposed right of way line for a distance of 295.62 feet; thence run North 70 degrees 20 minutes 16 seconds East along said proposed right of way line for a distance of 90.62 feet; thence run North 74 degrees 14 minutes 40 seconds East along said proposed right of way line for a distance of 214.41 feet; thence run North 78 degrees 23 minutes 08 seconds East along said proposed right of way line for a distance of 189.38 feet; thence run North 86 degrees 48 minutes 35 seconds East along said proposed right of way line for a distance of 133.73 feet; thence run South 89 degrees 55 minutes 50 seconds East along said proposed right of way line for a distance of 189.37 feet; thence run South 75 degrees 18 minutes 57 seconds East along said proposed right of way line for a distance of 194.40 feet; thence run South 73 degrees 21 minutes 53 seconds East along said proposed right of way line for a distance of 106.05 feet to said East line of said quarter – quarter line; thence run South 00 degrees 35 minutes 59 seconds East along said East line for a distance of 129.73 feet to the POINT OF BEGINNING. Said parcel contains 141,551 square feet or 3.25 acres more or less.

170



20091229000474610 3/3 \$18.00

Shelby Cnty Judge of Probate, AL

12/29/2009 04:20:33 PM FILED/CERT

LEGAL DESCRIPTION (RIGHT OF WAY DEDICATION)

TRACT 1 (PARCEL 2):

A parcel of land situated in the Northwest quarter of the Southeast quarter of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of the said Northwest quarter of the Southeast quarter and run South 89 degrees 58 minutes 41 seconds West along the South line of said quarter – quarter section for a distance of 1335.41 feet to the POINT OF BEGINNING, said point also being on the proposed Southernmost right of way line of Shelby County Road 52; thence continue to run South 89 degrees 58 minutes 41 seconds West along said proposed right of way line and along said South line of said quarter – quarter section for a distance of 25.55 feet; to the West line of said quarter – quarter section; thence leaving said South line run North 00 degrees 31 minutes 16 seconds West along said west line for a distance of 16.56 feet to a point on the existing Southernmost right of way line of said Shelby County Road 52, said point also being on a curve turning to the left, said curve having a radius of 1472.39 feet, a central angle of 00 degrees 19 minutes 21 seconds, a chord bearing of North 71 degrees 15 minutes 13 seconds East, and a chord distance of 8.29 feet; thence leaving said West line run along said existing right of way line and along the arc of said curve for a distance of 8.29 feet; thence run North 71 degrees 05 minutes 32 seconds East along said existing right of way line for a distance of 402.20 feet to a point on a curve turning to the right, said curve having a radius of 1392.39 feet, a central angle of 04 degrees 24 minutes 03 seconds, a chord bearing of North 73 degrees 17 minutes 34 seconds East, and a chord distance of 106.92 feet; thence run along said existing right of way line and along the arc of said curve for a distance of 106.95 feet to a point on said proposed Southernmost right of way line; thence leaving said existing right of way line run South 12 degrees 44 minutes 48 seconds East along said proposed right of way line for a distance of 40.06 feet; thence run South 67 degrees 05 minutes 13 seconds West along said proposed right of way line for a distance of 203.00 feet; thence run South 84 degrees 30 minutes 25 seconds West along said proposed right of way line for a distance of 223.34 feet; thence run South 57 degrees 43 minutes 30 seconds West along said proposed right of way line for a distance of 76.40 feet to the POINT OF BEGINNING. Said parcel contains 18,851 square feet or 0.43 acres more or less.

A7D