

This instrument prepared by
(Name) James A. Davis, Attorney at Law

6104

(Address) 202 Title Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

See Mtg 358-754

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Lester C. Wyatt, as Trustee of the Indenture of Trust (Stewart & Wyatt Trust), as recorded in Deed 288, Page 386

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

CDG Properties, a partnership

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

That certain real property which is more particularly described as set forth on Exhibit "A", which is attached hereto and made a part hereof.

Subject to the following:

Advalorem taxes for the year 1976, a lien which is due and payable

Restrictions appearing of record in Deed 281, Page 6, in the Office of the Judge of Probate, Shelby County, Alabama.

Right of way granted to Alabama Power Company by instrument(s) recorded in Volume 101, Page 506; Volume 112, Page 513; Volume 138, Page 50, and Volume 170, Page 258 in the Office of the Judge of Probate, Shelby County, Alabama.

Right of way for highway as shown in Condemnation Proceedings as recorded in Final Record 13, Page 203, and Final Record 16, Pages 190 and 191.

\$60,000 of the recited consideration was paid from mortgage loan closed simultaneously herewith.



19780104000001210 1/3 \$.00
Shelby Cnty Judge of Probate, AL
01/04/1978 12:00:00AM FILED/CERT

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 GRANTEE, 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 GRANTEE, 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 12th day of October, 1976

(Seal)

(Seal)

(Seal)

Lester C. Wyatt
Lester C. Wyatt, as Trustee of the
Indenture of Trust (Stewart & Wyatt Trust),
as recorded in Deed 288, Page 386.

(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 Lester C. Wyatt, as Trustee of the Indenture of Trust (Stewart & Wyatt Trust), as recorded in Deed 288, Page 386 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 12th day of October, A. D., 1976

Valerie H. Shipley
My Commission Expires Feb. 24, 1980

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Lester C. Wyatt whose name as Trustee of the Indenture of Trust (Stewart & Wyatt Trust), as recorded in Deed 288, Page 386, 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 as such Trustee, and with full authority, executed the same voluntarily for and acting in his capacity as Trustee of the Indenture of Trust (Stewart & Wyatt Trust), as recorded in Deed 288, Page 386.

Given under my hand and official seal this 12th day of October, 1976.

James R. Davis
Notary Public

BOOK 301 PAGE 524

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Shelby Cnty Judge of Probate, AL
01/04/1978 12:00:00AM FILED/CERT

1976 OCT 16 AM 9:47
See 174 358-754
Corra M. Brouwer
JUDGE OF PROBATE
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
BOOK 301 PAGE 765

RETURN TO: James R. Davis
Attorney at Law
202 Title Building
Birmingham, Alabama 35203

Lester C. Wyatt

TO

CDP Regan

WARRANTY DEED

STATE OF ALABAMA,
County.

300
100
400

35

Judge of Probate
LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

EXHIBIT "A"

A tract of land situated in the Northeast 1/4 of the Southwest 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and run in an Easterly direction along the North line of said 1/4-1/4 section a distance of 452.73 feet to a point; thence turn a deflection angle of 86° 31' 40" to the right and run in a Southerly direction a distance of 1321.78 feet to a point; thence turn a deflection angle of 47° 06' 00" to the right and run in a Southwesterly direction a distance of 250.20 feet to a point on the center line of the road; thence turn a deflection angle of 79° 55' 15" to the right and run in a Northwesterly direction along the center line of said road a distance of 34.06 feet to a point; thence turn a deflection angle of 89° 58' 30" to the left and run in a Southwesterly direction a distance of 146.00 feet to a point; thence turn a deflection angle of 38° 00' 00" to the right and run in a Southwesterly direction a distance of 152.97 feet to a point on the East right-of-way line of U. S. Highway #31; thence turn a deflection angle of 85° 12' 35" to the left and run in a Southerly direction along the chord of a curve to the right having a radius of 2010.08 feet a distance of 311.77 feet to the point of beginning; thence turn a deflection angle of 97° 33' 22" to the left and run in a Northeasterly direction a distance of 260.00 feet to a point; thence turn an interior angle of 90° 00' 00" and run to the right in a Southeasterly direction a distance of 205.86 feet to a point; thence turn an interior angle of 90° 00' 00" and run to the right in a Southwesterly direction a distance of 315.33 feet to a point on the East right-of-way line of U. S. Highway #31, said point being a point on a curve; thence turn an interior angle of 71° 55' 02" (angle measured to tangent) and run to the right in a Northerly direction along the arc of a curve to the left having a central angle of 6° 04' 44" and a radius of 2010.08 feet a distance of 213.26 feet to the point of beginning.



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 JAN -4 PM 2:47

Re-recorded
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rec. 4.50
Ind. 1.00
5.50

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