

WARRANTY DEED

38

STATE OF ALABAMA )  
SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS, That

For and in consideration of One Hundred Dollars (\$100.00) and the receipt of an interest in the partnership known as Valleydale Development Company, a partnership consisting of Peggy Spain McDonald, William C. McDonald, Jr. and Valleydale Four Investment Company, a partnership consisting of Brice Development Company, Inc., Felix Drennen, C. Ben Nevins and Sam R. Dewey, to the undersigned grantor, WILLIAM C. MCDONALD, Jr., owning an undivided one-third interest in the property herein conveyed, in hand paid by VALLEYDALE DEVELOPMENT COMPANY, a partnership as aforesaid, the receipt whereof is hereby acknowledged, we the said WILLIAM C. MCDONALD, JR. and wife, PEGGY SPAIN MCDONALD, do

Grant, Bargain, Sell and Convey unto the said VALLEYDALE DEVELOPMENT COMPANY, a partnership, an undivided one-third interest in the following described real estate, to-wit:

A parcel of land situated in the W-1/2 of the NW-1/2 of Section 29, Township 19 South, Range 2 West, being more particularly described as follows: Begin at the SW corner of the NW-1/4 of Section 29, Township 19 South, Range 2 West, and run North along the West line of said quarter section a distance of 712.51 feet to a point on the Southeasterly right of way line of Valley Dale Road, said point also being on a curve to the left having a radius of 5845.00 feet and a central angle of 4 degrees 23 minutes 38 seconds; thence 51 degrees 28 minutes 38 seconds to the right (angle measured to tangent) in a Northeasterly direction along the arc of said curve to the left and along the Southeasterly line of Valley Dale Road a distance of 448.24 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve and along the Southeasterly line of Valley Dale Road a distance of 534.64 feet to a point; thence 90 degrees 00 minutes to the right in a Southeasterly direction along the Southeasterly line of Valley Dale Road a distance of 75.00 feet to a point; thence 89 degrees 04 minutes to the left in a Northeasterly direction along the Southeasterly line of Valley Dale Road a distance of 23.70 feet to a point; thence 131 degrees 59 minutes to the right in a Southerly direction a distance of 1347.14 feet to a point on the South line of the NW-1/4 of said Section 29; thence 91 degrees 14 minutes to the right in a Westerly direction along the South line of said quarter section a distance of 800.0 feet to the point of beginning. Contains 853680.32 square feet or 19.60 acres;

SUBJECT TO:

1. Taxes due 10/1/79;
2. Mineral and mining rights and rights incident thereto;
3. Right of way to Alabama Power Company recorded in Vol. 129, page 570, and Vol. 164, page 172, in the Probate Office of Shelby County, Alabama;
4. Right of way to Alabama Gas Co. recorded in Vol. 206, page 33, and Vol. 206, page 36, in said Probate Office;

situated in Shelby County, Alabama;



19790102000000450 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
01/02/1979 12:00:00AM FILED/CERT


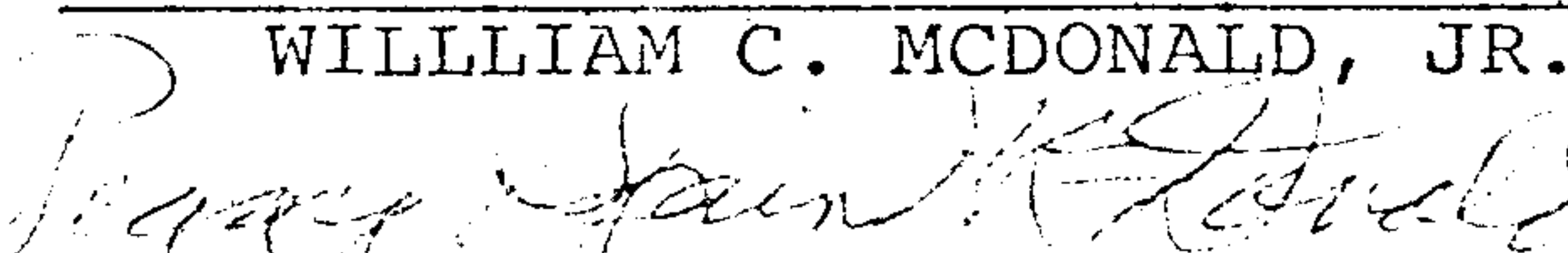
BOOK 317 PAGE 77

*Seller: William C. McDonald, Jr.*  
*1750 - 1st St. N. N. Montgomery, AL 36103*

TO HAVE AND TO HOLD to the said VALLEYDALE DEVELOPMENT COMPANY, a partnership, its successors and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators, covenant with said VALLEYDALE DEVELOPMENT COMPANY, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as noted; that we will, and our heirs, executors and administrators shall, warrant and defend the same to the said VALLEYDALE DEVELOPMENT COMPANY, its successors and assigns, forever, against the lawful claims of all persons.

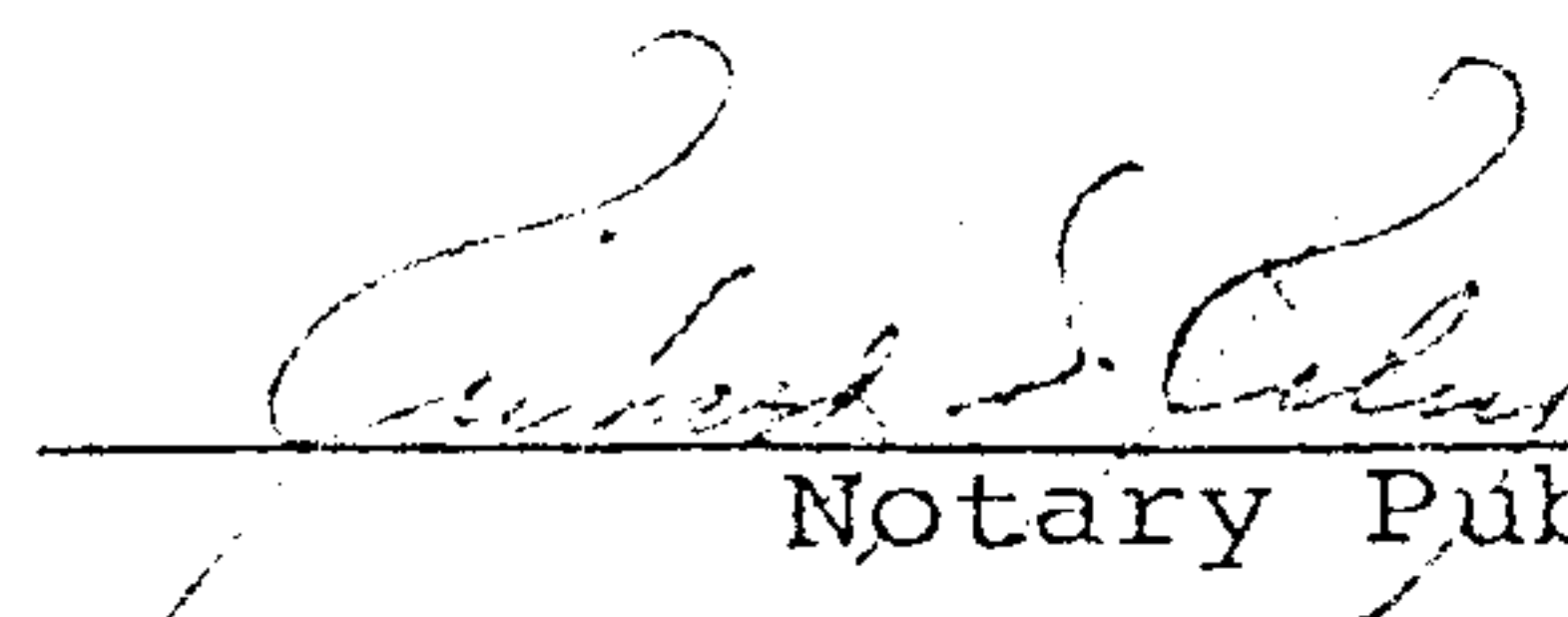
Given under our hands and seals, this the 11<sup>th</sup> day of December, 1978.

 (SEAL)  
WILLIAM C. MCDONALD, JR.  
 (SEAL)  
PEGGY SPAIN MCDONALD


STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that William C. McDonald, Jr. and wife, Peggy Spain McDonald, 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 the 11<sup>th</sup> day of December, 1978.

  
Notary Public

This Instrument Prepared By:  
Richard S. Riley  
SPAIN, GILLON, RILEY, TATE & ETHEREDGE  
1700 John A. Hand Bldg.  
Birmingham, Alabama 35203  
328-4100

  
19790102000000450 2/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
01/02/1979 12:00:00AM FILED/CERT

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

JAN 12 AM 9:45

  
JUDGE OF PROBATE

Dead Tax - 137<sup>50</sup>  
Rec. 3<sup>00</sup>  
1<sup>00</sup>  
141<sup>50</sup>