

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED



19791129000155250 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
11/29/1979 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Twenty and 00/100 (\$20.00) Dollars and other good and valuable considerations, to the undersigned Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, the said SHOAL CREEK ASSOCIATION, a partnership, Grantor, does hereby GRANT, BARGAIN, SELL and CONVEY unto FRANCIS H. HARE, SR., Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the SE1/4 of NW1/4 and SW1/4 of NE1/4, both in Section 4, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

From the southwest corner of the SW1/4 of NE1/4 of said Section 4 and looking north along the west line of said 1/4-1/4 section, turn an angle to the left of 25° 13' and run in a northwesterly direction for a distance of 257.37 feet to a point "A", thence turn an angle to the left of 63° 44' and run in a westerly direction for a distance of 276.00 feet, more or less, to a point of intersection with the east right of way line of Shelby County Road #41, being the point of beginning, thence turn an angle to the right of 180° 00' and run in an easterly direction for a distance of 276.00 feet, more or less, to point "A", thence turn an angle to the right of 63° 44' and run in a southeasterly direction for a distance of 257.37 feet to the southwest corner of SW1/4 of NE1/4 of said section, thence turn an angle to the left of 63° 41' and run in an easterly direction along the south line of said SW1/4 of NE1/4 for a distance of 384.50 feet, thence turn an angle to the left of 89° 59' and run in a northerly direction for a distance of 567.20 feet, thence turn an angle to the right of 30° 38' and run in a northeasterly direction for a distance of 98.77 feet, thence turn an angle to the left of 52° 49' and run in a northwesterly direction for a distance of 350.46 feet to a point of intersection with the southeast right-of-way line of said Shelby County Road #41, thence turn an angle to the left and run in a southwesterly direction along the southeast right-of-way line of Shelby County Road #41 for a distance of 1093.00 feet, more or less, to the point of beginning, containing 11.9 acres, more or less.

Grantor does hereby reserve unto itself, its heirs, successors, personal representatives and assigns, an easement for ingress and egress constituting a strip of land of the uniform width of 30 feet along the east boundary of the property herein conveyed beginning at the intersection of the southeast right-of-way line of Shelby County Road #41 and the east boundary and continuing for a distance of 449.23 feet.

TO HAVE AND TO HOLD, to the said FRANCIS H. HARE, SR., his heirs and assigns, forever.

And the said SHOAL CREEK ASSOCIATION, a partnership, does for itself, its successors and assigns, covenant with the said FRANCIS H. HARE, SR., his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said FRANCIS H. HARE, SR., his heirs, executors and assigns, forever, against the lawful claims of all persons.

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Harmon Jacoby  
R 1 Box 974  
Ala 35294

IN WITNESS WHEREOF, the said SHOAL CREEK ASSOCIATION, a partnership,  
by CHARLES L. DENABURG and FRANCIS H. HARE, JR., its Partners, who are  
authorized to execute this conveyance, has hereunto set its signature  
and seal, this the 16<sup>th</sup> day of Nov, 1979.

SHOAL CREEK ASSOCIATION  
A Partnership

BY: Charles L. Denaburg  
CHARLES L. DENABURG, Its Partner  
BY: Francis H. Hare, Jr.  
FRANCIS H. HARE, JR., Its Partner

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County  
and State, hereby certify that Charles L. Denaburg and Francis H. Hare,  
Jr., whose names as Partners of SHOAL CREEK ASSOCIATION, a Partnership,  
are signed to the foregoing conveyance, and who are known to me, acknow-  
ledged before me on this day that, being informed of the contents  
of said conveyance, they, as such Partners and with full authority,  
executed the same voluntarily for and as the act of said Partnership.

GIVEN under my hand and seal, this 16<sup>th</sup> day of Nov, 1979.

Reggie D. Smith  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:  
Charles L. Denaburg  
Attorney at Law  
1000 Brown Marx Building  
Birmingham, Alabama 35203

My Commission expires December 15, 1979



19791129000155250 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
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ALABAMA JUDGE OF PROBATE

NOV 29 PM 3:41

Deed 10.00  
Rec. 3.00  
Int. 1.00  
121.00

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