


THIS DOCUMENT PREPARED BY:

James F. Hughey, Jr.
Balch, Bingham, Baker,
Hawthorne, Williams & Ward
600 North 18th Street
Birmingham, Alabama 35203

STATE OF ALABAMA)
SHELBY COUNTY)


19800701000071860 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
07/01/1980 00:00:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid by HARRY B. BROCK, JR. and wife, JANE H. BROCK (hereinafter referred to as "GRANTEES"), to the undersigned R. HUGH DANIEL, SR. and wife, MARTHA COBB DANIEL (hereinafter referred to as "GRANTORS"), and other good and valuable consideration, the receipt of which is hereby acknowledged, the said GRANTORS do by these presents grant, bargain, sell and convey unto the said GRANTEES for and during their joint lives and upon the death of either of them, to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate (the "Property") situated in Shelby County, Alabama:

Part of the NW 1/4 of Section 26, Township 18 South, Range 1 West, Shelby County, Alabama, said part being more particularly described as follows:

From the northwest corner of said Section 26 run south along the west line of said section for a distance of 1538.77 feet; thence turn an angle to the left of 90° and run east for a distance of 450 feet; thence turn an angle to the left of 61° 43' and run northeasterly for a distance of 138.50 feet; thence turn an angle to the right of 16°08' and run northeasterly for a distance of 291.25 feet; thence turn an angle to the right of 45°35' and run east for a distance of 100.55 feet; thence turn an angle to the right of 90° and run south for a distance of 30 feet; thence turn an angle to the left of 90° and run east for a distance of 500 feet; thence turn an angle to the right of 90° and run south for a distance of 345.14 feet to the point of beginning of the property herein described; thence turn an angle to the left of 54°49' and run southeasterly for a distance of 581.13 feet to a point on the northwest line of the right-of-way of the Dunavant Valley Road; thence turn an angle to the right of 90° and run southwesterly along said road for a distance of 125 feet; thence turn an angle to the right of 89°49' and run northwesterly for a distance of 491.90 feet; thence turn an angle to the right of 55°00' and run north for a distance of 154.86 feet to the point of beginning; containing 1.550 acres, more or less.

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This conveyance is made subject to the following:

- (a) Ad valorem taxes due and payable October 1, 1980.
- (b) Mineral and mining rights not owned by GRANTORS.
- (c) Any applicable zoning ordinances.
- (d) Easements, rights of way, reservations, agreements, restrictions and setback lines of record.
- (e) The Property conveyed hereby is an addition to the property conveyed by the GRANTORS to GRANTEES by deed dated February 14, 1979, and recorded in Deed Book 317, Page 783, in the Office of the Judge of Probate of Shelby County, Alabama and as a part of such larger tract, shall be subject to the following restriction contained in the afore-described deed:

"During the period of thirty years commencing on the date of this deed, the Property shall be used only for residential purposes and shall not be subdivided into lots or parcels of a size less than 1.7 acres per lot or parcel; provided, however, that this restriction may be modified or terminated as to all or a part of the Property by an instrument in writing executed by R. Hugh Daniel, Sr., and after his death by Martha Cobb Daniel, R. Hugh Daniel, Jr. and Charles W. Daniel (or the survivor of them) and the owner or owners of the portion of the Property with respect to which the restrictions are to be modified or terminated. This restriction applies only to the Property and shall have no effect upon any other property owned by the GRANTORS."

Such restriction shall be applicable to the Property conveyed hereby only as a part of such overall tract and not to the Property conveyed hereby as a separate parcel, and the time duration of such restriction with respect to the Property herein conveyed shall be treated as commencing on the date of the afore-mentioned deed, February 14, 1979.

- (f) It is hereby acknowledged and agreed that the GRANTEES and R. Hugh Daniel, Sr. have entered into an Option and Right of First Refusal Agreement (the "Agreement") recorded in Book 29, Page 490, in the Office of the Judge of Probate of Shelby County, Alabama, and that the Property conveyed hereby is subject to the Agreement.

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R. Hugh Daniel, Sr.
R. Hugh Daniel, Sr.

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I, Mavis M. Edgeworth, a Notary Public in and for said County, said State, hereby certify that R. Hugh Daniel, Sr. and wife, Martha Cobb Daniel, 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.

Marie M. Edgeworth
Notary Public

Lead	1.50
2nd	4.50
Ind	1.00
	<hr/> 7.00