

This instrument was prepared by:

Robert R. Sexton, Attorney At Law
912 City Federal Building, Birmingham, Alabama 35203

C.B.B.
94,095.75

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

19800923000107360 Pg 1/7 .00
Shelby Cnty Judge of Probate, AL
09/23/1980 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, to the undersigned grantors, in hand paid by the Grantees herein, the receipt of whereof is acknowledged, we, J. K. V. RATLIFF and wife, JOYCE A. RATLIFF, (herein referred to as Grantors), grant, bargain, sell and convey unto CHARLES D. BROOKS, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHMENTS FOR LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS:

1. Taxes due in the year 1980, a lien but not yet payable.
2. Right of way in favor of Shelby County, Alabama, as described by Condemnation proceedings recorded in Probate Minutes Record 11, page 83 for project known as F214.
3. Right of way in favor of Plantation Pipe Line Company recorded in Volume 112, page 351, Book 112, page 345, and Book 253, page 389.
4. Right of way in favor of Shelby County, Alabama, recorded in Book 104, page 458.
5. Right of way in favor of Alabama Power Company recorded in Book 139, page 418.

Grantors reserve an easement for ingress and egress over and across an existing dirt road running off of Hwy. 280 located in SE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, said dirt road running in a Northerly direction through and across the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, into and across the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, (property owned by Grantors herein), all as more particularly described on that certain survey dated 12/4/78 prepared by Paragon Engineering, Inc., Job No. 78208.

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Charles D. Brooks
P.O. Box 36
Birmingham, Alabama

Grantors further reserve an easement for ingress and egress and an easement for existing installed telephone and water lines which run along the dirt road described below, along with the right to maintain said telephone and water lines; said easements to run over and across an existing dirt road running off of Hwy. 280 beginning in the SW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, and running in a north-northeasterly direction across and through said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ into the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, and into the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East (said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ owned by Grantors herein), all as more particularly described on the survey above referred.

Grantees herein are granted the right to relocate the existing dirt roads above described, but the Grantors shall have the right to an easement over and across the relocated roadways for purposes of ingress and egress to Grantors' properties located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 19 South, Range 1 East.

In no event, however, shall the easement for telephone and water lines granted across the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, be disturbed by the relocation of said dirt road without full compensation to Grantors herein for any relocation of utility line expense.

These easements shall run with the land and inure to the benefit of Grantors' heirs, assigns and invitees.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 16th day of August, 1980.


J. K. V. RATLIFF

(SEAL)


JOYCE A. RATLIFF


(SEAL)

STATE OF ALABAMA

JEFFERSON COUNTY

I, Robert R. Sexton, a Notary Public in and for said County, in said State, hereby certify that J. K. V. RATLIFF and wife, JOYCE A. RATLIFF, 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 20th day of August, 1980.



NOTARY PUBLIC

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STATE OF ALABAMA
SHELBY COUNTY

PARCEL 1:

Begin at the Northwest corner of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in an Easterly direction along the North line of said Section a distance of 1313.90 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section; thence turn an interior angle of $89^{\circ} 19' 20''$ and run to the right in a Southerly direction along the East line of said 1/4-1/4 Section a distance of 1330.22 feet to a point, said point being the Southeast corner of said 1/4-1/4 Section; thence continue along the last described course a distance of 1125.53 feet to a point on the North right-of-way line of U.S. Highway #280; thence turn an interior angle of $98^{\circ} 56' 20''$ and run to the right in a Southwesterly direction along said right-of-way line a distance of 391.61 feet to the point of beginning of a curve to the right; thence run in a Southwesterly direction along the arc of said curve to the right having a central angle of $9^{\circ} 10' 30''$, a radius of 5898.79 feet, an arc distance of 944.48 feet, a distance of 944.48 feet to a point, said point being the intersection of said right-of-way line and the West line of said Section; thence from the tangent of the last described curve turn an interior angle of $88^{\circ} 44' 00''$ and run to the right in a Northerly direction along the West line of said 1/4-1/4 Section a distance of 1255.49 feet to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section; thence turn an interior angle of $182^{\circ} 20' 00''$ and run to the left in a Northerly direction along the West line of said 1/4-1/4 Section a distance of 1317.90 feet to the point of beginning of the herein described parcel; containing 76.06 acres, more or less.

STATE OF ALABAMA
SHELBY COUNTY

PARCEL 2:

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Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a Westerly direction along the North line of said 1/4-1/4 Section a distance of 439.33 feet to the point of beginning of the herein described parcel; thence deflect an angle of $90^{\circ} 04' 10''$ and run to the left in a Southerly direction a distance of 574.15 feet to a point; thence turn an interior angle of $89^{\circ} 44' 20''$ and run to the right in a Westerly direction a distance of 338.64 feet to a point; thence turn an interior angle of $279^{\circ} 47' 50''$ and run to the left in a Southeasterly direction a distance of 248.95 feet to a point; thence turn an interior angle of $92^{\circ} 13' 00''$ and run to the right in a Southwesterly direction a distance of 50.00 feet to a point; thence turn an interior angle of $270^{\circ} 00' 00''$ and run to the left in a Southeasterly direction a distance of 211.47 feet to a point on the North right-of-way line of U.S. Highway #280; thence turn an interior angle of $86^{\circ} 59' 30''$ and run to the right in a Southwesterly direction along said right-of-way line a distance of 373.80 feet to a point; thence turn an interior angle of $81^{\circ} 03' 40''$ and run to the right in a Northerly direction a distance of 1092.98 feet to a point; thence turn an interior angle of $90^{\circ} 07' 40''$ and run to the right in an Easterly direction a distance of 668.98 feet to the point of beginning of the herein described parcel; containing 12.78 acres, more or less.

STATE OF ALABAMA
SHELBY COUNTY

PARCEL 3:

Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a Southerly direction along the East line of said 1/4-1/4 Section a distance of 1015.58 feet to a point on the North right-of-way line of U.S. Highway #280; thence deflect an angle of $96^{\circ} 41' 00''$ to the tangent of a curve running to the left in a Westerly direction and along said right-of-way line, having a central angle of $8^{\circ} 12' 00''$, a radius of 2537.34 feet, an arc distance of 363.14 feet, a distance of 363.14 feet to the point of beginning of the herein described parcel; thence continue in a Westerly direction along said right-of-way line and tangent to the last described curve and along a curve continuing to the left having a central angle of $7^{\circ} 23' 30''$, a radius of 2537.34 feet, an arc distance of 327.34 feet, a distance of 327.34 feet; thence continue in a Southwesterly direction along the tangent of the last described curve and along said right of-way line a distance of 1.94 feet to a point; thence turn an interior angle of $93^{\circ} 00' 30''$ and run to the right in a Northwesterly direction a distance of 168.00 feet to a point; thence turn an interior angle of $81^{\circ} 03' 00''$ and run to the right in a Northeasterly direction a distance of 335.92 feet to a point; thence turn an interior angle of $97^{\circ} 05' 00''$ and run to the right in a Southeasterly direction a distance of 154.11 feet to the point of beginning of the herein described parcel; containing 1.19 acres, more or less.

STATE OF ALABAMA
SHELBY COUNTY

PARCEL 4:

Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a Southerly direction along the East line of said 1/4 1/4 Section a distance of 1015.58 feet to a point on the North right-of-way line of U.S. Highway #280; thence deflect an angle of $96^{\circ} 41' 00''$ to the tangent of a curve running to the left in a Westerly direction and along said right-of-way line, having a central angle of $15^{\circ} 35' 30''$, a radius of 2537.34 feet, an arc distance of 690.50 feet, a distance of 690.50 feet to the PT of said curve; thence continue in a Westerly direction along the tangent of the last described curve and along said right-of-way line a distance of 1.94 feet to a point; thence turn an interior angle of $93^{\circ} 00' 30''$ and run to the right in a Northwesterly direction a distance of 214.10 feet to the PC of a curve to the right, said point being the point of beginning of the herein described parcel; thence run in a Northeasterly direction along the arc of a curve to the right having a central angle of $20^{\circ} 14' 00''$, a radius of 168.14 feet, an arc distance of 59.37 feet, a distance of 59.37 feet to the PT of a curve; thence continue along the tangent of the last described curve in a Northeasterly direction a distance of 72.40 feet to the PC of a curve to the left; thence run in a Northerly direction along the arc of a curve to the left having a central angle of $41^{\circ} 55' 00''$, a radius of 65.27 feet, an arc distance of 47.75 feet, a distance of 47.75 to the PT of a curve; thence continue along the tangent to the last described curve in a Northwesterly direction a distance of 48.60 feet to the PC of a curve to the right; thence continue along the arc of a curve to the right having a central angle of $16^{\circ} 54' 00''$, a radius of 107.79 feet, an arc distance of 31.79 feet, a distance of 31.79 feet to the PT of the curve; thence turn an interior angle of $06^{\circ} 59' 35''$ (angle measured to tangent) and run to the right in a Southeasterly direction a distance of 248.95 feet to the point of beginning of the herein described parcel; containing 0.09 acres, more or less.

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PARCEL 5:

Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a Southerly direction along the East line of said 1/4-1/4 Section a distance of 1015.58 feet to a point on the North right-of-way line of U.S. Highway #280; thence deflect an angle of 96° 41' 00" to the tangent of a curve running to the left in a Westerly direction having a central angle of 15° 35' 30", a radius of 2537.34 feet, an arc distance of 690.50 feet, a distance of 690.50 feet to the PT of the curve; thence continue in a Southwesterly direction along the tangent of the last described curve and along said right-of-way line a distance of 1.94 feet to the point of beginning of the herein described parcel; thence continue along said right-of-way line in a Southwesterly direction a distance of 50.07 feet to a point; thence turn an interior angle of 93° 00' 30" and run to the right in a Northwesterly direction a distance of 211.47 feet to a point; thence turn an interior angle of 90° 00' 00" and run to the right in a Northeasterly direction a distance of 50.00 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 214.10 feet to the point of beginning of the herein described parcel; containing 0.24 acres, more or less.

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Shelby Cnty Judge of Probate, AL
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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

1980 SEP 23 PM 2: 04

Thomas P. Shouder, Jr.
JUDGE OF PROBATE

Deed	94.50
Rec.	10.50
Ind.	1.00
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	106.00