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This Instrument Was Prepared By:

Jackson M. Payne, Esquire
Leitman, Siegal & Payne, P.A.
425 First Alabama Bank Building
417 North 20th Street
Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY)

*Consideration
\$80,000.00*

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 Dollars (\$10.00) to the undersigned Grantors, Sam W. Bennett and wife, Susan E. Bennett, in hand paid by Valleydale Village Properties, an Alabama General Partnership, the receipt and sufficiency of which is hereby acknowledged, SAM W. BENNETT and wife, SUSAN E. BENNETT, (herein referred to as the "Grantors"), do by these presents grant, bargain, sell and convey unto VALLEYDALE VILLAGE PROPERTIES, an Alabama General Partnership (herein referred to as the "Grantee"), an undivided one-fifth (1/5) interest in and to the following-described real estate, all of which is situated in Shelby County, Alabama, and contains 6.77 acres, more or less, to-wit:

Part of the NW-1/4 of the NW-1/4 and the SW-1/4 of the NW-1/4 of Section 15, Township 19 South, Range 2 West, being more particularly described as follows:

Commence at the N.E. Corner of the SW-1/4 of the NW-1/4 of Section 15, Township 19 South, Range 2 West; Thence run West along the North line of said 1/4-1/4 Section line a distance of 26.25 feet to the Point of beginning; Thence continue along said North line a distance of 336.75 feet; Thence turn right 89°-14'-15" and run North a distance of 360.0 feet; Thence turn left 89°-14'-15" and run West a distance of 608.74 feet; Thence turn left 131°-35' and run Southeasterly 440.25 feet; Thence turn right 90°-00' and run Southwesterly 80.00 feet; Thence turn left 90°-00' and run 437.11 feet to the Northwesterly right-of-way line of a public road, said right-of-way line being in a curve to the left (Having a radius of 2833.72 feet and an interior angle of 6°-04'-18"); Thence turn left 82°-11'-40" to the tangent of said curve and run Northeasterly along said right-of-way line an arc distance of 300.29 feet; Thence from the Tangent of said curve turn left 90° and run Northwesterly a distance of 10.0 feet; Thence turn right 90°-00' and run Northeasterly along said right-of-way line a distance of 252.60 feet to

the point of beginning, together with all of Grantors' right, title and interest under the Easement Agreement recorded in Book 330, page 491 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

- BOOK 333 PAGE 782
- (a) Mortgage dated October 3, 1979 from Valleydale Village, Inc. to Birmingham Trust National Bank and recorded in Book 396, Page 912, said Mortgage being modified by instrument recorded in Book 38, Page 904, and transferred and assigned to Protective Life Insurance Company by instrument dated December 30, 1980 and recorded in Book 38, Page 910.
 - (b) Mortgage from Valleydale Village, Inc. to Vera J. Anderson dated July 13, 1979 and recorded in Book 393, Page 911 and subordinated by Misc. Volume 33, Page 1 and amendment recorded in Misc. Volume 38, Page 902.
 - (c) Taxes due October 1, 1981, a lien but not yet payable.
 - (d) Assignment of Leases recorded in Book 32, Page 994.
 - (e) Lease Agreement as recorded in Book 321, Page 7 and amended in Book 38, Page 904 and subordinated to Mortgage as recorded in Book 38, Page 902.
 - (f) Right-of-way to Alabama Power Company as recorded in Book 179, Page 331.
 - (g) Right-of-way to Alabama Power Company as recorded in Book 327, Page 457.
 - (h) Mineral and mining rights and rights incident thereto recorded in Book 232, Page 832.

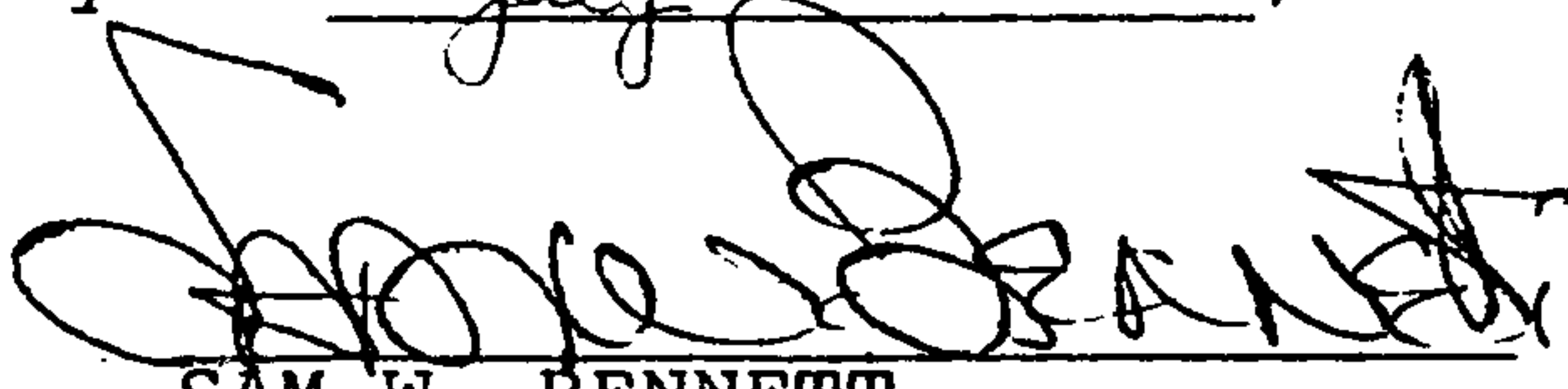
[All documents referred to above were recorded in the Office of the Judge of Probate of Shelby County, Alabama.]

TO HAVE AND TO HOLD, To the said Valleydale Village Properties, an Alabama General Partnership, its heirs, successors and assigns forever.

And we, the Grantors, do, for ourselves, and for our heirs and assigns, covenant with the said Valleydale Village Properties, its heirs, successors and assigns, that the Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth above; that the Grantors have a good right to sell and convey the same as aforesaid; that the Grantors will and their heirs and assigns shall warrant and defend the same to

the said Valleydale Village Properties, its heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 1st day of July, 1981.


SAM W. BENNETT (SEAL)


SUSAN E. BENNETT (SEAL)


STATE OF ALABAMA)

JEFFERSON COUNTY)

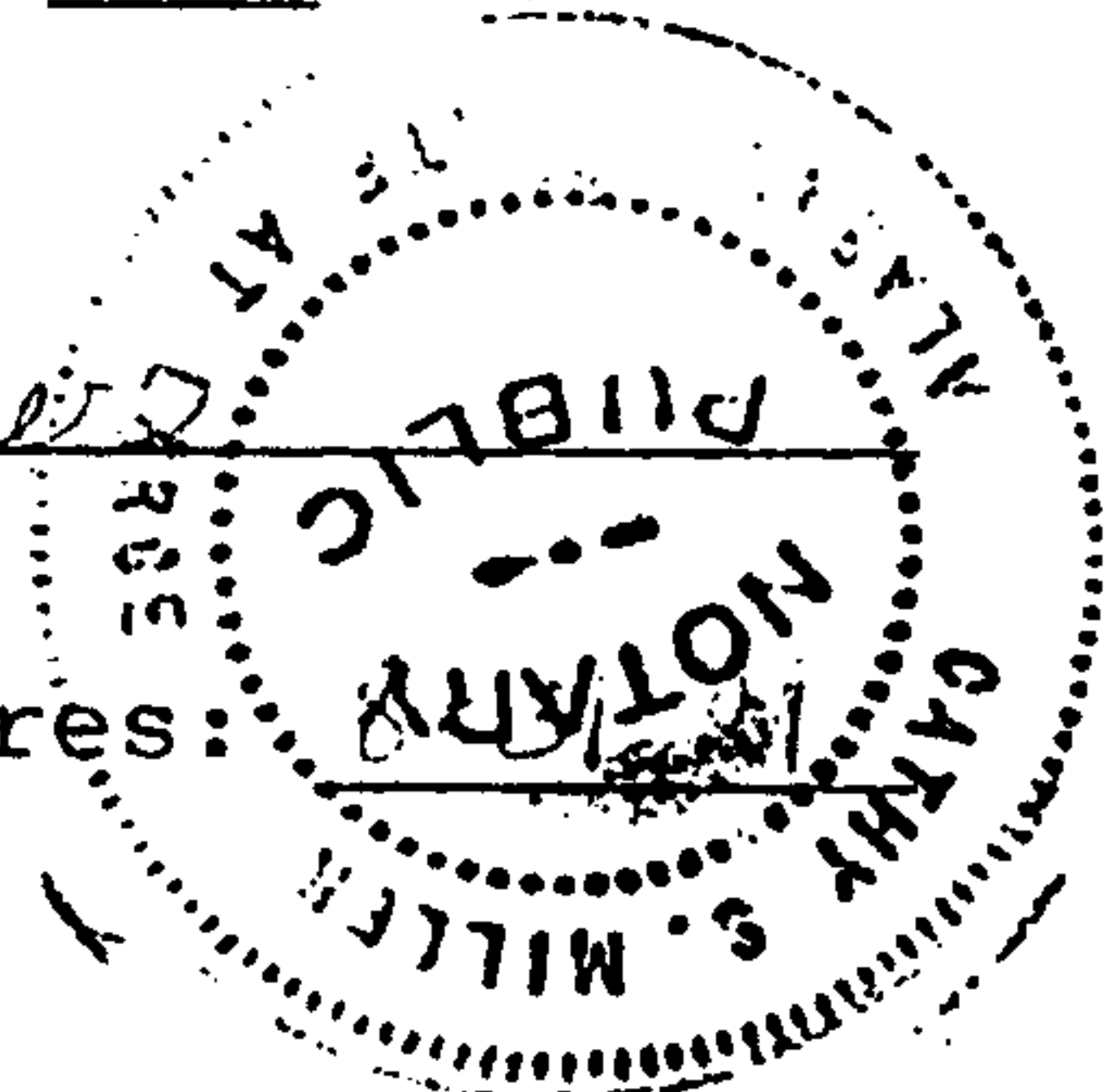
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Shelby Cnty Judge of Probate, AL
07/01/1981 00:00:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SAM W. BENNETT and wife, SUSAN E. BENNETT, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of July, 1981.


Notary Public

My Commission expires:



1981 JUL -1 PM 3:47

Deed Tax $\frac{80.00}{4.50}$
1.00
85.50