

1171

1,500,000.00

THIS INSTRUMENT PREPARED BY:  
Brian D. Roe  
Balch Bingham Baker Ward Smith Bowman & Thagard  
505 North 20th Street  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Dantract, Inc.  
c/o Charles W. Daniel  
Suite 100  
200 Office Park Drive  
Birmingham, Alabama 35233

STATE OF ALABAMA )

SHELBY COUNTY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, Pirata Enterprises, Inc., an Alabama corporation (herein referred to as "Grantor"), grants, bargains, sells and conveys unto Dantract, Inc., an Alabama corporation (herein referred to as "Grantee"), the real estate, situated in Shelby County, Alabama, more particularly described on Exhibit "A" hereto, and incorporated herein by this reference.

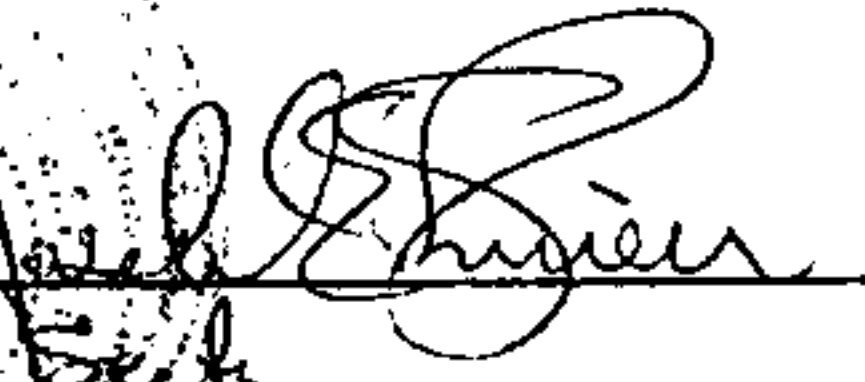
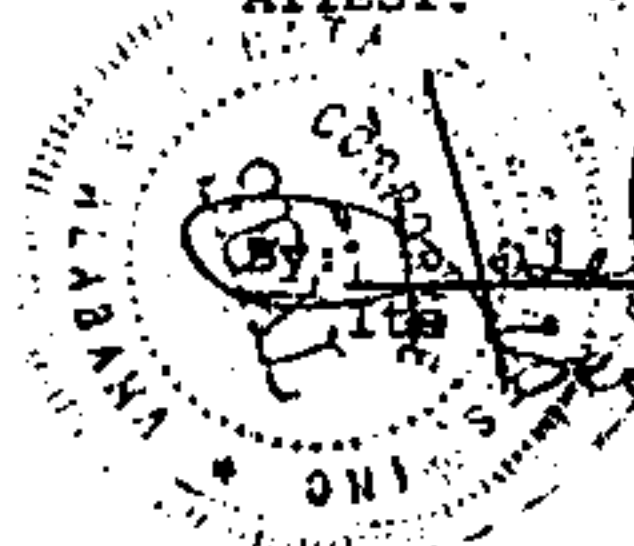
TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

AND Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Pirata Enterprises, Inc. has caused this Warranty Deed to be executed this 12<sup>th</sup> day of Oct., 1984.

ATTEST:

PIRATA ENTERPRISES, INC.

By:   


By: R. Hugh Daniel  
Its Pres.

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, Janis K. Holman, a Notary Public in and for said County in said State, hereby certify that K. Hugh Daniel, Jr., whose name as President of Pirata Enterprises, Inc., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the aforesaid instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal of office this 12th day of October, 1984.



Janis K. Holman  
Notary Public

My commission expires: 3/17/87

✓ Balch Bingham

EXHIBIT A

Grantor's undivided one-half (1/2) interest in the following described property:

Parcel 1

That certain property situated in Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

From a 3" capped iron found at the southwest corner of said Section 31, run thence N00°-29'-14"E, along the west line crossing U.S. Route 280, for a distance of 1472.10 feet to a concrete monument set at the intersection with a curve in a northerly right-of-way line of said U.S. Route 280, and at the point of beginning of the parcel herein described; from the point of beginning thus obtained continue the same course leaving said right-of-way line and running along said west line of said section N00°-29'-14"E 1049.47 feet to a concrete monument set at the southwest corner of the north 165.00 feet of the northwest quarter of the southwest quarter of said section; thence turning and running along the south line of said north 165.00 feet of said quarter-quarter section S89°-12'-19"E 1333.08 feet to a 3/4" rebar set at the southeast corner, thence turning and running along the east line of said northwest quarter of said southwest quarter N00°-33'-12"E 165.00 feet to a concrete monument set at the northeast corner, thence turning and running along the north line of the northeast quarter of the southwest quarter of said section S89°-12'-19"E 1333.27 feet to a concrete monument set at the northeast corner thereof, said monument also marking the southwest corner of Lot 2 as shown on a map entitled "Jessica Ingram Property", recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 3 on Page 54; thence continuing the same course and running along the north line of the northwest quarter of the southwest quarter of said section and with a portion of the south line of said Lot 2 S89°-12'-19"E 1284.96 feet to a concrete monument set in the westerly line of a 40.0 foot wide prescriptive right-of-way for County Road No. 495; thence turning and running with said westerly line of said prescriptive right-of-way S00°-22'-50"E 1035.64 feet to a 3/4" rebar set at the intersection with a northerly right-of-way line of the aforesaid U.S. Route 280 at Station 11+00/20.0 feet right; thence turning and running with said northerly right-of-way line of said U.S. Route 280 the following 13 courses and distances: S89°-15'-53"W 5.00 feet to a 3/4" rebar set at Station 11+00/ 25.0 feet right; thence S00°-44'-07"E 100.00 feet to a 3/4" rebar set at Station 12+00/25.0 feet right; thence S89°-15'-53"W 10.00 feet to a 3/4" rebar set at Station 12+00/35.00 feet right; thence S00°-44'-07"E 50.00 feet to a concrete right-of-way monument found at Station 12+50/35.00 feet right; thence S37°-13'-21"W 143.80 feet to a concrete right-of-way monument found at Station 161+00/100.0 feet left; thence S83°-45'-53"W 1099.68 feet to a concrete right-of-way monument found at Station 150+00/100 feet left; thence N83°-00'-32"W 104.40 feet to a concrete right-of-way monument found at Station 149+00/125.0 feet left; thence S83°-50'-00"W 917.78 feet to a concrete right-of-way monument found at P.T. Station 130+80.55/125.0 feet left; thence along the arc of a curve deflecting to the right; said curve being concave northerly, having a central angle of 10°-02'-36", a radius of 3182.44 feet, and a chord bearing and distance of S88°-51'-18"W 557.13 feet, for a distance of 557.85 feet to a concrete right-of-way monument found at Station 134+00/125.0 feet left; thence N61°-12'-36"W 498.91 feet to a concrete right-of-way monument found at Station 129+00/300.0 feet left; thence N73°-50'-23"W 363.83 feet to a concrete right-of-way monument found at Station 125+00/300.0 feet left; thence S83°-56'-13"W 316.59 feet to a concrete right-of-way monument found in a curve at Station 122+00/150.0 feet left; thence along the arc of said curve deflecting to the right, said curve being concave northeasterly, having a central angle of 02°-03'-02", a radius of 3124.05 feet and a chord bearing and distance of N63°-58'-53"W 111.80 feet, for a distance of 111.81 feet to the point of beginning.

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Parcel 2

That certain property situated in Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows: North 165 feet of the NE 1/4 of the NW 1/4 of the SW 1/4 of Section 31, Township 18 South, Range 1 West, 2.5 acres more or less.

Less and except from the foregoing Parcel 1 and Parcel 2, any part of the property which is described by the map recorded in Map Book 8, Page 115 recorded in the Office of the Judge of Probate of Shelby County, Alabama.

It is the intent of the Grantor to convey to the Grantee hereby all real estate owned by the Grantor in Shelby County, Alabama.

SUBJECT TO:

1. Mineral and Mining Rights not owned by Grantor.
2. Taxes for 1985 and subsequent years.
3. Easements and rights of way of record.
4. Protective Covenants for The Meadows Business Center recorded in Book 46, Page 718 in the Probate Court of Shelby County, Alabama.
5. Any applicable zoning ordinances.

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

1984 OCT 19 PM 4:06

*Thomas O. Lawrence, Jr.*  
JUDGE OF PROBATE

*Seed Tax - 1,500.00*  
*Rec. 750*  
*Ind. 100*  

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*1508.50*