

THIS INSTRUMENT PREPARED BY: 364
Charles A. J. Beavers, Jr.
NAME: Bradley, Arant, Rose & White
813 Shades Creek Parkway, Suite 203
ADDRESS: Birmingham, Alabama 35209

Send Tax Notice To:
Little Ridge, A Partnership
2121 Highland Avenue South
Birmingham, Alabama 35205

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.** BIRMINGHAM, ALA.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE HUNDRED EIGHTY-SEVEN THOUSAND AND NO/100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ALAN J. SWINDALL, a married man,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

LITTLE RIDGE, A Partnership,

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A"

The grantor hereby certifies that the above described property does not constitute the homestead as defined by Code Section 6-10-2 of said grantor.

(587,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

1. Deed Tax \$	_____
2. Mtg. Tax	_____
3. Recording Fee	_____
4. Indexing Fee	_____
TOTAL	_____

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 5th day of March, 1986.

_____(Seal)
_____(Seal)
_____(Seal)

ALAN J. SWINDALL (Seal)
_____(Seal)
_____(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALAN J. SWINDALL, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of March, 1986.

EXHIBIT "A"

LEGAL DESCRIPTION

Begin at the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 5, Township 19 South, Range 1 West; run thence in an Easterly direction along the North line of said Quarter-Quarter Section for a distance of 581.26 feet; thence turn an angle to the right of 124 deg., 45 min., 58 sec. and run in a Southwesterly direction for a distance of 118.87 feet; thence turn an angle to the right of 14 deg., 20 min. and run in a Southwesterly direction for a distance of 185.03 feet thence turn an angle to the left of 10 deg., 25 min. and run in a Southwesterly direction for a distance of 408.04 feet; thence turn an angle to the left of 4 deg., 18 min. and run in a Southwesterly direction for a distance of 300.88 feet; thence turn an angle to the left of 0 deg. 56 min. and run in a Southwesterly direction for a distance of 334.98 feet; thence turn an angle to the right of 56 deg. 41 min. 35 sec. and run in a Westerly direction for a distance of 1,877.96 feet to a point on the Southeasterly right-of-way line of Cahaba Valley Road; thence turn an angle to the right of 120 deg. 07 min. 27 sec. and run in a Northeasterly direction along the Southeasterly right-of-way line of Cahaba Valley Road for a distance of 1,233 feet to a point on the North line of the Southeast Quarter of Section 6, Township 19 South, Range 1 West; thence turn an angle to the right of 59 deg. 54 min. 16 sec. and run in an Easterly direction along the North line of said Quarter for a distance of 1,492.47 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1986.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 124 Page 516 in Probate Office.
3. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 135 Page 53 in Probate Office.
4. Covenants and restrictions as set out in Deed Book 206 Page 448 in Probate Office.

1. Deed Tax	\$	_____
2. Mig. Tax		_____
3. Recording Fee		5.00
4. Indexing Fee		1.00
TOTAL		6.00

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

1986 MAR -7 AM 9:53

Thomas H. Henderson, Jr.
JUDGE OF PROBATE

BOOK 063 PAGE 250