

STATE OF ALABAMA )

SHELBY COUNTY )

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is executed and delivered this 31<sup>st</sup> day of July, 1987, by BROOKLINE FOREST, INC., an Alabama corporation, (the "Grantor"), to PHILLIP G. HAYDEN, a married man (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of TWO HUNDRED FORTY SIX THOUSAND AND NO/100 DOLLARS (\$246,000.00) and other good and valuable consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, PHILLIP G. HAYDEN, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the SW 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence continue East along said 1/4 line 575.73 feet; thence a delta angle of 69 deg. 14 min. 00 sec. left, 264.60 feet; thence a delta angle of 2 deg. 25 min. 30 sec. right, 179.95 feet; thence a delta angle of 11 deg. 35 min. left, 154.12 feet; thence a delta angle of 8 deg. 34 min. left, 89.52 feet; thence continue along said line, 125.00 feet; thence a delta angle of 3 deg. 03 min. right, 338.29 feet; thence a delta angle of 10 deg. 22 min. 30 sec. left, 270.35 feet; thence a delta angle of 9 deg. 21 min. 30 sec. right, 311.86 feet; thence a delta angle of 0 deg. 21 min. right, 63.68 feet to the point of beginning; thence continue along said line 25.00 feet; thence a delta angle of 11 deg. 12 min. 05 sec. left, 71.79 feet; thence a delta angle of 19 deg. 48 min. 25 sec. right, 115.71 feet; thence a delta angle of 6 deg. 48 min. 50 sec. left, 104.59 feet; thence a delta angle of 9 deg. 39 min. 30 sec. right, 27.51 feet; thence an angle to the right of 73 deg. 00 min., 140.00 feet; thence an angle to the left of 108 deg. 00 min. 130.00 feet; thence an angle to the right of 76 deg. 00 min. 120.00 feet; thence a delta angle of 33 deg. 00 min. right, 75.00 feet to the center line of a 20 foot 8 inch sewer easement;

\* \$246,000.00 was paid by a mortgage closed simultaneously.

BOOK 144 PAGE 675

thence a delta angle of 12 deg. 30 min. left, 660.00 feet; thence a delta angle of 5 deg. 34 min. 59 sec. right, 192.61 feet to the end of the sewer easement; thence a right angle of 96 deg. 38 min. 16 sec. to the chord of a curve to the right with a delta angle of 18 deg. 26 min. 34 sec. and a radius of 310.69 feet; thence continue along said tangent 130.00 feet; thence an angle to the right of 90 deg. 00 min., 250.00 feet; thence an angle to the left of 90 deg. 00 min., 10.00 feet; thence an angle to the right of 80 deg. 00 min., 142.00 feet; thence a delta angle of 79 deg. 00 min. right, 157.00 feet; thence a delta angle of 68 deg. 30 min. left, 145.00 feet; thence a delta angle of 55 deg. 30 min. right, 126.00 feet; thence a delta angle of 23 deg. 00 min. right, 43.00 feet; thence an angle to the right of 45 deg. 30 min., 400.00 feet; thence a delta angle of 90 deg. 00 min. right, 223.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

THIS CONVEYANCE IS SUBJECT TO:

- (1) Ad valorem taxes for the current tax year.
- (2) Easement to Alabama Power Company as shown by instrument recorded in Real 1, Page 332 in Probate Office.
- (3) Easement to Public for driving purposes as shown by instrument recorded in Deed Book 311, Page 153 in Probate Office.
- (4) Right-of-way granted to Shelby County by instrument recorded in Deed Book 154, Page 384 in Probate Office.
- (5) Easement to Town of Helena as shown by instrument recorded in Deed Book 305, Pages 394, 396, 398, 400 and 402 in Probate Office.
- (6) Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 258, Page 49; Deed Book 113, Page 61, supplemented by Deed Book 258, Page 49; Deed Book 180, Page 192 and Deed Book 258, Page 47 in Probate Office.

BOOK 144 PAGE 677

- (7) Easement to Southern Natural Gas as shown by instrument recorded in Deed Book 88, Page 551; Deed Book 146, Page 301; Deed Book 147, Page 579 and Deed Book 213, Page 155 in Probate Office.
- (8) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 324, Page 362, which is a recent lease and the property in the SW 1/4 of SE 1/4 of Section 21, Township 20 South, Range 3 West, is being assessed by Petroleum Corporation of Texas and Jerry Colwell, Glynn D. Buie and United States Steel Corporation, in Probate Office.
- (9) A 20 foot 8 inch sewer line easement along the Eastern boundaries as shown by survey of Ben F. Carr, Jr., dated February 10, 1987.
- (10) 60 foot Plantation Pipeline Company right of way Northeast to Southwest direction, as shown by Survey of Ben F. Carr, Jr., dated February 10, 1987.
- (11) 100 foot flood plane along East boundary of subject property as shown by survey of Ben F. Carr, Jr., dated February 10, 1987.

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

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

BOOK 144 PAGE 678

IN WITNESS WHEREOF, the Grantor has executed this General Warranty Deed on this 31<sup>st</sup> day of July, 1987.

BROOKLINE FOREST, INC.

By: Dorothy P. Thompson  
Its President

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Dorothy P. Thompson, whose name as President of BROOKLINE FOREST, INC., an Alabama corporation, is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, he, as such officer and with full authority, executed the same voluntarily as the act of the said corporation.

Given under my hand and official seal this the 31<sup>st</sup> day of July, 1987.

Joseph W. Mathews, Jr.  
Notary Public  
My Commission Expires: 9/17/89

This Instrument Prepared By:

Joseph W. Mathews, Jr.  
Lange, Simpson, Robinson & Somerville  
1700 First Alabama Bank Building  
Birmingham, Alabama 35203

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1987 AUG -7 AM 9:54

Thomas A. [Signature]  
JUDGE OF PROBATE

1. Deed Tax \$         
2. Mtg. Tax         
3. Recording Fee 10.00  
4. Indexing Fee 1.00  
TOTAL 11.00