

This instrument was prepared by:

Kelly Reid-Baileys
6330 Stadium Trace Parkway
Birmingham, Alabama 35244

Send Tax Notice to:
ABNER C. JOHNSON AND
H. ALBERT AWTREY
6330 STADIUM TRACE PARKWAY
BIRMINGHAM, AL 35244

Warranty Deed

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and any other valuable considerations (\$1.00) DOLLAR

WEATHERLY INVESTMENT PARTNERSHIP, AN ALABAMA GENERAL PARTNERSHIP

(herein referred to as **GRANTOR**) in hand paid by the grantee herein, the receipt of which is hereby acknowledged the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto

ABNER C. JOHNSON AND H. ALBERT AWTREY

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

The above area is conveyed subject to all easements, restrictions, covenants and rights of ways of Record and exhibit A attached and hereunto made a part of this conveyance.

Grantee's Address: PO Box 1022
Pelham Alabama 35124

TO HAVE AND TO HOLD, To the said **GRANTEE**, his, her or their heirs and assigns forever

And said **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEE**, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to be said **GRANTEE**, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, the said **GRANTOR** by its **MANAGING PARTNER, AWTREY-JOHNSON DEVELOPMENT CORP.**, who is authorized to execute this conveyance, hereto set its signature and seal, this the 20th day of December, 1997

AWTREY-JOHNSON DEVELOPMENT CORP., MANAGING PARTNER

BY:

Donald R. Slatton
DONALD R. SLATTON, EXECUTIVE VICE PRESIDENT
AWTREY-JOHNSON DEVELOPMENT CORP.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **DONALD R. SLATTON** whose name as **EXECUTIVE VICE PRESIDENT** of Awirey-Johnson Development Corp., whose name as general managing partner of Weatherly Investment Partnership, an Alabama General Partnership, is signed to the foregoing conveyance, and who is known to me, the conveyance, he, as such officer and with full authority, executed the same voluntarily.

Given under my hand and official seal, this the 20th day of December, 1997

Cheryl R. Abbott
Notary Public

My Commission Expires: 1-26-99
Form ALA-32(Rev. 12-74)

02/13/1998-04859
09:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

6330 Stadium Trace Parkway

Pelham AL
35124

Inst # 1998-04859

EXHIBIT "A"

02/13/1998-04859
09:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 11.50

Inst # 1998-04859

Commence at the NE Corner of the NW 1/4 of the NW 1/4 of Section 29, Township 20S, Range 2W; thence S 00 deg-11'-50" W a distance of 578.27' to the POINT OF BEGINNING; thence continue along last described course a distance of 584.94' to the NE corner of Lot 174 Weatherly Sector 2 Phase 2 as recorded in the Office of the Judge of Probate of Shelby County, Al Map Book 14 Page 73-A; thence N 89 deg-48'-10" W and along north line of said lot a distance of 90.00' to the NE corner of Lot 175 as recorded in said Map Book 14, Page 73-A; thence N 89deg-48'-10" W a distance of 50' thence S 75deg-11'-50" W a distance of 235.00'; thence S 28deg-41'-50" W a distance of 210.00'; thence; S 31deg-56'-45" E a distance of 45.00' to the NE corner of Lot 176 as recorded in said Map Book 14, Page 73-A; thence S 30deg-03'-15" W a distance of 115.00'; thence S 39deg-33'-15" W a distance of 95.00'; thence S 73deg-33'-15" W a distance of 90.00'; thence S 08deg-15'-43" W a distance of 213.51' to the northeasterly right-of-way of Weatherly Way (60' R.O.W.) and also a point on a curve to the right; thence along said right-of-way and the arc of said curve distance of 227.85', said curve having a radius of 690.00', a chord distance of 226.82' and a chord bearing of N 41deg-13'-39" W; thence N 31deg-46'-03" W and along said right-of-way a distance of 129.44' to the beginning of a curve to the right; thence along said right-of-way and the arc of said curve a distance of 257.95', said curve having a radius of 267.50', a chord distance of 248.07' and a chord bearing of N 04deg-08'-33" W; thence N 23deg-28'-57" E and along said right-of-way a distance of 309.70' to the beginning of a curve to the left; thence along said right-of-way and the arc of said curve a distance of 203.66', said curve having a radius 430.00', a chord distance of 201.76' and a chord bearing of N 03deg-54'-51" E to the beginning of a reverse curve and leaving said right-of-way to the southerly right-of-way of a 60' unimproved right-of-way; thence along the arc of said reverse curve and said right-of-way a distance of 36.24', said curve having a radius: 25.00', said curve having a chord distance of 33.15' and a chord bearing of N 37deg-52'-28" E; thence N 79deg-24'-11" E and along said unimproved right-of-way a distance of 396.21' to the beginning of a curve to the left; thence along the arc of said curve and said right-of-way a distance of 65.38', said curve having a radius of 230.00', said curve having a chord distance of 65.16' and a chord bearing of N 71deg-15'-35" E; thence N 63deg-06'-59" E and along said right-of-way a distance of 322.04' to Point of Beginning