

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

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Phone: 415/898-9979

Inst # 1999-05202

02/05/1999-05202
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

003 MWS 15.00

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of ONE DOLLAR (\$1.00) to the undersigned Grantor, in hand paid by the Grantees herein; the receipt whereof is hereby acknowledged, we, Robert Schonfeld, a single man, and Nancy Schonfeld McGoon, a married woman as her separate property, the Grantors, do grant, bargain, sell and convey unto Schonfeld Family Limited Partnership, the Grantees, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW Corner of said quarter-quarter Section; thence in an easterly direction along the south line of said quarter-quarter Section, a distance of 552.40 ft. to a point on the easterly ROW line of U.S. Highway 31, said point being on a curve to the right, said curve having a radius of 2192.18 ft. and a central angle of 0 deg. 15 min. 44 sec.; thence 86 deg. 01 min. 23 sec. to tangent of said curve; thence along arc of said curve and said ROW line in a northeasterly direction, a distance of 10.03 ft. to the point of beginning; thence 85 deg. 45 min. 39 sec. right, measured from tangent of said curve in an easterly direction, parallel to the south line of said quarter-quarter Section, a distance of 495.84 ft.; thence 81 deg. 09 min. 02 sec. left in a northeasterly direction, a distance of 289.88 ft.; thence 54 deg. 14 min. 46 sec. left, in a northwesterly direction, a distance of 102.69 ft.; thence 54 deg. 14 min. 46 sec. right, in a northeasterly direction, a distance of 313.0 ft.; thence 90 deg. left, in a northwesterly direction a distance of 115.22 ft.; thence 90 deg. right in a northeasterly direction, a distance of 174.22 ft. to the southerly ROW line of Court Place; thence 99 deg. 57 min. 43 sec. left in a westerly direction, along said ROW line, a distance of 50.77 ft.; thence 80 deg. 02

min. 17 sec. left, in a southwesterly direction, a distance of 165.44 ft.; thence 90 deg. right, in a northwesterly direction, a distance of 175.0 ft. to a point on the southeasterly ROW line of said U.S. Highway 31, said point being on a curve to the left, said curve having a radius of 2240.86 ft. and a central angle of 02 deg. 00 min. 05 sec; thence 75 deg. 09 min. 49 sec. left, to tangent of said curve; thence along the arc of said curve and said ROW line, in a southwesterly direction, a distance of 78.27 ft. to the end of said curve and the beginning of a curve to the left, said curve having a radius of 2192.18 ft. and a central angle of 17 deg. 26 min. 41 sec.; thence along arc of said curve and said ROW line in a southwesterly direction, a distance of 667.45 ft. to the point of beginning.

Being the same property as that property shown and described by survey of Reynolds, Perry and Wilson, dated December 13, 1984.

The above property being subject to the following reservations and exceptions:

1. Title to minerals underlying caption lands with mining right and privileges belonging thereto, and covenants relative to blasting and dust as reserved and specified in the deed of conveyance from Alabama Aggregate Company to John D. Stewart, Sr., as recorded in Deed Book 160 at Page 560 in the Probate Office of Shelby County, Alabama.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 174 at Page 302 and Deed Book 174 at Page 304 and in Deed Book 343 at Page 608 in the Probate Office of Shelby County, Alabama.
3. Draining Easement to SouthTrust Bank of Alabama as is recorded in Deed Book 353 at Page 494 in the Probate Office of Shelby County, Alabama; located as shown on survey described above.
4. Easement for sanitary sewer and water serving along the south line of said property; located as shown on survey described above.
5. Lease by and between Mitch Ashy Pelham, as lessor, and K Mart Corporation, as lessee, dated May 11, 1979, and recorded in Deed Book 321 at Page 735 in the Probate Office of Shelby County, Alabama; said lease having been subordinated by Tenant Agreement executed by K Mart Corporation, New England General Life Insurance Company and Ashy-Powell Pelham, dated December 10, 1984, in Real Record 015 at Page 95 in said Probate Office; this conveyance being subject to said lease and said subordination agreement and all right, title and interest of the Grantor as lessor is herein specifically conveyed.

TO HAVE AND TO HOLD TO THE SAID Grantee, for and during the partners joint lives and upon the death of any of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And Robert Schonfeld and Nancy Schonfeld McGoon, do for themselves, their successors and assigns, covenant with the said Grantee, its heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that they have a good right to sell and convey the same as aforesaid; that they will, and their successors and assigns shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all said persons.

IN WITNESS WHEREOF, the Grantors have hereto set their signatures and seals this 7th day of January, 1999.

Robert Schonfeld
Robert Schonfeld

Nancy Schonfeld McGoon
Nancy Schonfeld McGoon

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On January 7, 1999, before me, Lucy M. Azevedo, a Notary Public, personally appeared ROBERT SCHONFELD, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted executed the instrument.

WITNESS my hand and official seal.



Lucy M. Azevedo
Notary Public in and for
said State

(Seal)

STATE OF CALIFORNIA)
) ss.
COUNTY OF Marin)

On 1/13/1999, before me, Reza Najafi, a Notary Public, personally appeared Nancy Schonfeld McGoon, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted executed the instrument.

WITNESS my hand and official seal.

(Seal)



Reza Najafi
Notary Public in and for
said State

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