QUITCLAIM DEED

# 3276

THE STATE OF ALABAMA JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, to Blinn Estate Improvement Company, Inc., a Delaware corporation, in hand paid by Lemuel L. Baker, the receipt whereof is hereby acknowledged, it does remise, release, quit claim and convey to the said Lemuel L. Baker, all of its right, title, interest and claim in or to the following described real estate, to-wit:

PARCEL "A": All that part of SE and of E of SW of Section 4, Township 19, Range 2 West, except that part previously deeded to "ocky Ridge Golf and Country Club, said parcel being more particularly described as follows: Begin at NE corner of said SE4 of Section 4, Township 19, Range 2 West, thence in a Westerly direction along the Northerly line of said SE<sup>1</sup>/<sub>4</sub> 2397.44 feet to the East line of property of Rocky Ridge Golf & Country Club; thence 71 degrees and 17 minutes to the left along said Past line of said Rocky "idge Golf & Country Club in a southwesterly direction 544.67 feet; thence 38 degrees and 49 minutes to the left in a Southeasterly direction continuing along said East line of said Hocky Ridge Golf & Country Club 248.47 feet; thence 47 degrees and 13 minutes to the right in a southwesterly direction continuing along said East line of said Rocky Hidge Golf & Country Club 1685.3 feet; thence 35 degrees and 18 minutes to the left in a Southeasterly direction continuing along said East line of said Rocky Ridge Golf & Country Club 403.14 feet to the South line of said Section 4, Township 19, Range 2 West; thence in a Easterly direction along the South line of said Section 4, Township 19, Range 2 West, 3302.14 feet to the East line of said Section 4, Township 19 Range 2 West; thence in a Northerly direction along the East line of said Section 4, Township 19, Range 2 West, to the point of beginning, containing

174.6 acres, more or less situated in Shelby County, Alabama.

PARCEL "B": All that part of the No of NW4 of Section 9, Township 19, Range 2 West, except that part previously deeded to Rocky Ridge Golf & Country Club said parcel being more particularly described as follows: Begin at the NE corner of said No of NW of said Section 9, Township 19, Range 2 West; thence in a Westerly direction along the North line of said Section 9, Township 19, Range 2 West 639.54 feet to the East line of property of Rocky Ridge Golf & Country Club; thence 98 degrees and 12 minutes to the left in a Southeasterly direction along said East line of Rocky Ridge Golf & Country Club 535.9 feet: thence 83 degrees, 04 minutes and 30 seconds to the right in a Southwesterly direction continuing along said East line of Rocky Ridge Golf & Country Club 513.7 feet; thence 31 degrees and 51 minutes to the left in a Southwesterly direction continuing along said East line of Rocky Ridge Golf & Country Club 524.07 feet; thence 22 degrees and 07 minutes to the right in a Southwesterly direction along said East line of Rock Ridge Golf & Country Club 531 feet more or less to center line of Cahaba River thence in a Southwesterly directions along said center line of Cahaba River 40 feet more or less to the South line of said No of NW4 of Section 9, Township 19, Range 2 West; thence in an Lasterly direction along said South line of No of Nwk to the East line of Eb of Nwk of Section 9, Township 19, Range 2 West; thence in a Northerly direction along the East line of said No of NW of Section 9, Township 19, Range 2 West to the point of beginning, containing 32.4 acres more or less situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Lemuel L. Baker, his heirs and assigns forever.

It is the intention of the grantor herein to include in this coneyance any title or interest acquired by Blinn Estate Improvement Company, Inc., a Delaware corporation, as a stockholder of the liver "idge Land Company, a corporation whose franchise was heretofore forfieted and which ceased to exist more than five years prior to this time.

IN WITNESS WHEREOF, the undersigned corporation has caused these presents to be executed by Fred J. Sheppard, Jr., its President, this 12 day of April, 1948.

BLINN ESTATE IMPROVEMENT COMPANY, INC.

By Fred J. Sheppard, Jr.
Its
President

SHE STATE OF ALABAMA

JEFFERSON COUNTY

I, Ormond Somerville, a Notary Public in and for said County, in said State, hereby certify that Fred J. Sheppard Jr., whose name as President of the Blinn Estate Improvement Company, Inc., a Delaware corporation, 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, 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, this 16th day of April, 1948.

Ormand Somerville Notary Public

Filed for record in this office on the 12th day of May, 1948 at 4 P.M. and recorded in Deed Bookl34 at page 51 on this the 14th day of May, 1948.

L. C. Walker

Probate Judge

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that

\$.50 Privilege Tax
has been paid on the within instrument as required
by law.

L. C. WALKER,
JUDGE OF PROBATE

