

1285

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Sixty-seven Thousand Two Hundred and no/100 Dollars (\$67,200.00) to the undersigned grantor SUBURBAN HOMES, INC., a corporation, in hand paid by ALTADENA VALLEY GOLF CLUB, INC., a corporation, the receipt whereof is hereby acknowledged, the said SUBURBAN HOMES, INC. does grant, bargain, sell and convey unto the said ALTADENA VALLEY GOLF CLUB, INC. the following described real estate, to wit:

TRACT B

A parcel of land located in the NE $\frac{1}{4}$ of Section 4, Township 19 South, Range 2 West, and the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 West, all in Shelby County, Alabama, more particularly described as follows: Begin at the NE corner of Section 4, Township 19 South, Range 2 West; thence in a westerly direction, along the north line of said Section 4, a distance of 1588.12 feet; thence 48 degrees 49 minutes 45 seconds left, in a southwesterly direction, a distance of 236.84 feet; thence 3 degrees 11 minutes 48 seconds left, in a southwesterly direction, a distance of 508.95 feet; thence 2 degrees 15 minutes 12 seconds left, in a southwesterly direction, a distance of 412.0 feet; thence 82 degrees 57 minutes right, in a northwesterly direction, a distance of 79.0 feet; thence 30 degrees 51 minutes left, in a westerly direction, a distance of 201.0 feet; thence 90 degrees right, in a northerly direction a distance of 258.0 feet; thence 37 degrees 57 minutes right, in a northeasterly direction, a distance of 207.0 feet; thence 6 degrees 11 minutes 29 seconds left, in a northeasterly direction, a distance of 379.33 feet; thence 11 degrees 35 minutes 29 seconds right, in a northeasterly direction, a distance of 170.11 feet to the intersection with the north line of said Section 4; thence 131 degrees 10 minutes 15 seconds left, in a westerly direction along north line of said section 4 to the intersection with the southeasterly right of way line of Acton Road; thence in a southwesterly direction along said right of way line to the intersection with the west line of the NE $\frac{1}{4}$ of said Section 4; thence 33 degrees 37 minutes 45 seconds left, in a southerly direction along said west line of said Section 4, a distance of 1366.15 feet; thence 112 degrees 21 minutes 45 seconds left, in a northeasterly direction, a distance of 494.18 feet; thence 12 degrees 05 minutes 15 seconds right, in a northeasterly direction, a distance of 683.44 feet; thence 11 degrees 49 minutes left, in a northeasterly direction, a distance of 574.27 feet; thence 2 degrees 45 minutes 45 seconds right, in a northeasterly direction, a distance of 773.80 feet; thence 3 degrees 35 minutes 15 seconds left, in a northeasterly direction, a distance of 585.62 feet; thence 49 degrees 44 minutes 45 seconds left, in a northeasterly direction, a distance of 134.22 feet to the SW corner of Lot 39 of River Estates, as recorded in Map Book 4, Page 27 in the office of the Judge of Probate in Shelby County, Alabama; thence 112 degrees 53 minutes 30 seconds left, in a southwesterly direction, a distance of 203.96 feet; thence 145 degrees 53 minutes 30 seconds right, in a northeasterly direction, a distance of 345.0 feet to a point in the westerly line of said Lot 39; thence 33 degrees left, in a northeasterly direction, along the westerly line of said Lot 39, a distance of 360.0 feet to the NW corner of said Lot 39, said point being in the southwesterly line of River Estates Road; thence 73 degrees 30 minutes left, in a northwesterly direction along said southwesterly line of River Estates Road, a distance of 83.45 feet to the intersection with the north line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 West; thence 31 degrees 26 minutes left, in a westerly direction along the north line

of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 417.20 feet to the Point of Beginning, containing 78.8 Acres, more or less.

TRACT C

A parcel of land located in the South $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 33, Township 18 South, Range 2 West, and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, Township 18 South, Range 2 West, all in Jefferson County, Alabama, more particularly described as follows: Begin at the SE corner of said Section 33; thence in a westerly direction along the south line of said Section 33, a distance of 1588.12 feet; thence 41 degrees 10 minutes 15 seconds right, in a northwesterly direction, a distance of 159.10 feet; thence 94 degrees 26 minutes 22 seconds right, in a northeasterly direction, a distance of 163.65 feet; thence 94 degrees 26 minutes 22 seconds left, in a northwesterly direction, a distance of 62.01 feet; thence 71 degrees 49 minutes 10 seconds right, in a northeasterly direction, a distance of 69.25 feet to the beginning of a curve to the right, having a central angle of 18 degrees 10 minutes 50 seconds and a Radius of 600.0 feet; thence in a northeasterly direction along said curve, a distance of 190.39 feet to end of curve; thence in a northeasterly direction, a distance of 97.0 feet; thence 90 degrees right, in a southeasterly direction, a distance of 218.43 feet; thence 90 degrees left, in a northeasterly direction, a distance of 264.98 feet; thence 15 degrees 31 minutes left, in a northeasterly direction, a distance of 331.28 feet; thence 67 degrees 21 minutes 45 seconds left, in a northwesterly direction, a distance of 345.73 feet; thence 91 degrees 56 minutes 55 seconds left, in a southwesterly direction, a distance of 629.60 feet; thence 16 degrees 53 minutes 14 seconds left, in a southwesterly direction, a distance of 499.50 feet; thence 11 degrees 42 minutes 54 seconds right, in a southwesterly direction, a distance of 398.89 feet to the intersection with the south line of said Section 33, said point being 494.09 feet east of the SW corner of the SE $\frac{1}{4}$ of said Section 33; thence 48 degrees 49 minutes 45 seconds right, in a westerly direction along said south line of said section 33 to the intersection with the southeasterly right of way line of Acton Road; thence in a northeasterly and easterly direction along said right of way line until it intersects the southwesterly right of way line of River Estates Road as shown on plat of River Estates and recorded in Map Book 53, Page 55 in the office of the Judge of Probate in Jefferson County, Alabama; thence in a southeasterly direction along said right of way of River Estates Road to the intersection with the south line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, Township 18 South, Range 2 West; thence 148 degrees 34 minutes right, in a westerly direction along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 417.20 feet to the Point of Beginning, EXCEPT the following 50 foot wide road right of way located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 33; Commence at the SW corner of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence in an easterly direction, along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 494.09 feet; thence 48 degrees 49 minutes 45 seconds left, in a northeasterly direction, a distance of 398.89 feet to the Point of Beginning of herein described 50 foot wide road right of way, said point being the P.I. of a curve to the left, having a central angle of 35 degrees, and a Tangent of 90.0 feet; thence 75 degrees 28 minutes 45 seconds left, in a northwesterly direction along the tangent extended of said curve, a distance of 90.0 feet to the end of said curve; thence in a northwesterly direction along the center line of said 50 foot wide road right of way to the intersection with the southeasterly right of way of Acton Road, said point being end of herein described right of way. The above described tract of land contains 33.2 Acres, more or less.

The above described Tracts B and C are located according to the map of survey which is attached hereto and made a part hereof as Exhibit A.

This conveyance is made subject to the following:

1. Minerals and mining rights not owned by grantor.

2. Easements and rights of way of record.

3. Agreement, dated August 25, 1960, between the Improvement Authority of Rocky-Ridge and Patton's Chapel and Suburban Homes, Inc. and Champion Development Company, Inc. whereby Champion Development Company, Inc. and Suburban Homes, Inc. agreed: (a) to convey to said Improvement Authority within two years from August 25, 1960, several well sites to be selected by mutual agreement in that unsubdivided tract of approximately 100 acres owned by Suburban Homes, Inc. and Champion Development Company, Inc. on August 25, 1960, and lying between River Estates Road, according to the Survey of River Estates, and the Cahaba River, provided that in the event the well sites are not selected within two years from August 25, 1960, said agreement to convey said well sites to be null and void; (b) to permit the Improvement Authority of Rocky-Ridge and Patton's Chapel to construct a dam across the Cahaba River at any point where said river flows through the property owned by Suburban Homes, Inc. or Champion Development Company, Inc. on August 25, 1960, provided that such dam does not cause said river to overflow its existing banks or to flood the adjoining land; and (c) to grant to the Improvement Authority of Rocky-Ridge and Patton's Chapel a pipeline easement 15 feet in width from the water transmission line located at the intersection of Acton Road and River Estates Road to the dam referred to in (b) above, to the well sites referred to in (a) above and to a plant site referred to in such agreement dated August 25, 1960, which plant site is located on the triangular tract of land on the southeast side of Tract B as shown colored in red on Exhibit A to this deed.

TO HAVE AND TO HOLD unto the said ALTADENA VALLEY GOLF CLUB, INC., its successors and assigns forever.

And the said grantor does itself, and for its successors and assigns, covenant with the said ALTADENA VALLEY GOLF CLUB, INC., its successors and assigns, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances except as noted hereinbefore, 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 unto the said ALTADENA VALLEY GOLF CLUB, INC., its successors and assigns forever, against the lawful claims of all persons.

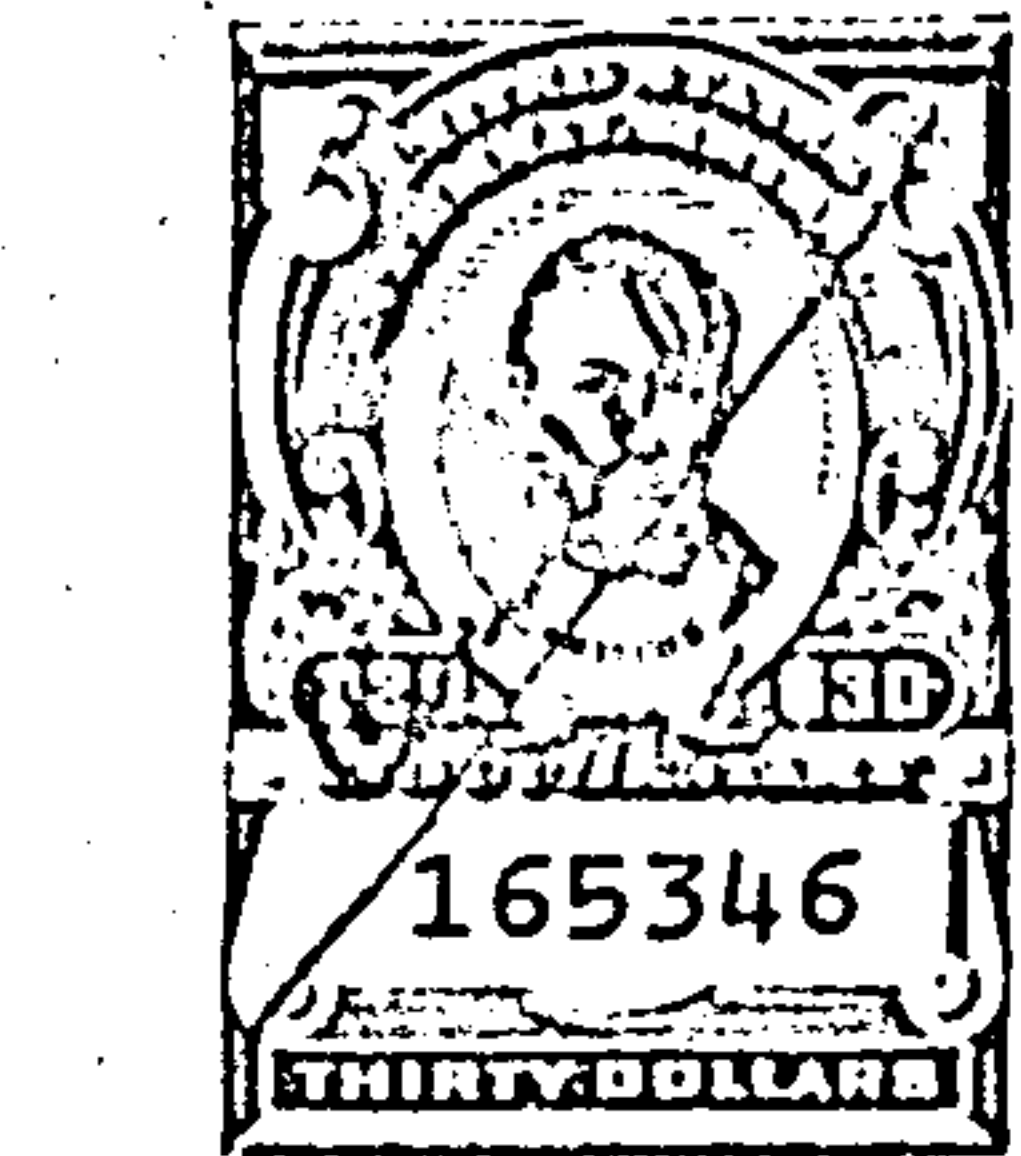
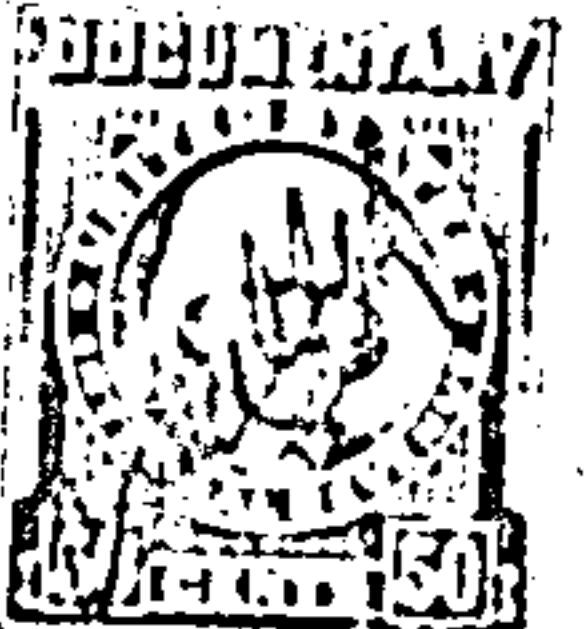
IN WITNESS WHEREOF, the said SUBURBAN HOMES, INC. has caused these presents to be executed by J. B. STONE, its President, duly authorized thereto, and attested by M. R. BREEZE its Secretary, who affixed its corporate seal hereto, being duly authorized thereto, on this the 30TH day of NOVEMBER, 1961.

SUBURBAN HOMES, INC.

ATTEST:

M. R. Breeze
Secretary.

By J. B. Stone
Its President.



DEED 6685P929

STATE OF ALABAMA }

JEFFERSON COUNTY }

I, *Margaret Sharp*, a *Notary Public*

in and for said County, in said State, hereby certify that

J. S. Stone, whose name as *President* of Suburban Homes, Inc., a 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 this *30th* day of *November*, 1961.

Margaret Sharp

My Commission Expires August 21, 1963

STATE OF ALABAMA
SHELBY COUNTY

ACT NO. 769

I hereby certify that no Deed Tax has been collected on this instrument.

Conrad H. Fowler

Judge of Probate

"TAX EXEMPT"

For drawing attached,
see map 63
Page 38

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED
DEC 1 1 46 PM '61
DEED 6685P926
REC'D TAX
FD. ON THIS INSTRUMENT.
James P. ...
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT
WAS FILED ON *12-18-61*

RECORDED & *12-18-61* MTG. TAX
& *12-18-61* DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad H. Fowler
JUDGE OF PROBATE