

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Ninety Thousand and no/100-----Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Wallace Bancroft Timmons and wife, Vivian S. Timmons (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Buxahatchee Country Club, Inc. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the northwest corner of Section 1, Township 24 North, Range 13 East, thence run east along the Freeman Base Line a distance of 691.72 feet to the SW corner of the SE $\frac{1}{4}$ Fractional Section 22, Township 22 South, Range 2 West; thence continue east along the Freeman Base Line a distance of 268.23 feet to the point of beginning; thence turn an angle of 88 deg. 50 min. to the left and run a distance of 1141.65 feet; thence turn an angle of 51 deg. 38 min. 45 sec. to the right and run a distance of 312.00 feet; thence turn an angle of 35 deg. 40 min. to the left and run a distance of 794.00 feet; thence turn an angle of 47 deg. 45 min. 15 sec. to the right and run a distance of 246.22 feet; thence turn an angle of 71 deg. 39 min. 45 sec. to the right and run a distance of 226.20 feet; thence turn an angle of 43 deg. 47 min. 30 sec. to the right and run a distance of 1322.71 feet; thence turn an angle of 89 deg. 23 min. 15 sec. to the left and run a distance of 155.00 feet to the northwest corner of the S $\frac{1}{2}$ of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Fractional Section 22, Township 22 South, Range 2 West; thence turn an angle of 89 deg. 23 min. 15 sec. to the right and run south along said $\frac{1}{4}$ - $\frac{1}{4}$ Section line a distance of 616.45 feet to the Freeman Base Line; thence turn an angle of 89 deg. 38 min. 45 sec. to the right and run along said Base Line a distance of 1026.15 feet to the point of beginning; situated in the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Fractional Section 22, Township 22 South, Range 2 West;

Also the S $\frac{1}{2}$ of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Fractional Section 22, Township 22 South, Range 2 West;

Also the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 24 North, Range 13 East, lying east of Interstate Highway No. 65 R/O/W line;

All of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 1, Township 24 North, Range 13 East;

Also the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 1, Township 24 North, Range 13 East, lying west of the Louisville and Nashville Railroad R/O/W line;

Also a 40' right-of-way for a public road, being 20 feet on each side of a centerline described as follows: Commence at the southeast corner of the N $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 22, Township 22 South, Range 2 West, thence run west along the south line of said N $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ a distance of 135.00 feet to the center line of the 40 foot road and the point of beginning; thence turn an angle of 89 deg. 23 min. 15 sec. to the right and run a distance of 1330.29 feet; thence turn an angle of 43 deg. 47 min. 30 sec. to the left and run a distance of 248.69 feet; thence turn an angle of 25 deg. 10 min. 45 sec. to the left and run a distance of 163.15 feet to the southeast R/O/W line of Alabama Highway No. 25 and the point of ending; situated in the N $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 22, Township 22 South, Range 2 West.

All being situated in Shelby County, Alabama.

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th day of December, 1968.

Wallace Bancroft Timmons (Seal)
Wallace Bancroft Timmons
Vivian J. Timmons (Seal)
Vivian J. Timmons

STATE OF ALABAMA

SHELBY COUNTY

I, Karl C. Harrison, a Notary Public in and for said County, in said State, heroby certify that Wallace Bancroft Timmons and wife, Vivian Timmons whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, 1968.

Karl C. Harrison
Notary Public for State
of Alabama

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1968 DEC 12 PM 4:31
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Conf. 12/12/68

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