

19711230000055070 1/4 \$.00
Shelby Cnty Judge of Probate, AL
12/30/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA)
:
JEFFERSON AND SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars and other valuable consideration in hand paid to FLETCHER PROPERTIES OF ALABAMA, INC., an Alabama corporation ("the Grantor") by REFCO-INVERNESS, INC., a Delaware corporation ("the Grantee"), the receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee an undivided thirty percent (30%) interest in the real estate situated partly in Jefferson and partly in Shelby County, Alabama, described in Exhibit "A" annexed hereto and by this reference made a part hereof, except minerals and mining rights therein not owned by the Grantor and subject to easements, encumbrances and rights of way of record or in use and the lien for current ad valorem taxes. It is the intention of the Grantor to convey to the Grantee the same undivided fractional interest that has been released from the lien of the mortgage held by FIRST AMERICAN INVESTMENT CORPORATION, FIDELITY CAPITAL CORPORATION, FIRST GEORGIA INVESTMENT CORPORATION, CRSA CAPITAL CORPORATION and GREAT SOUTHERN ENTERPRISES, INC., by release instrument filed for record simultaneously herewith.

TO HAVE AND TO HOLD said real estate unto the Grantee, its successors and assigns, forever.

AND, the Grantor does for itself and for its successors and assigns covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of the aforesaid real estate; that said real estate is free from all liens and encumbrances except as aforesaid; that it has a good right to sell and convey said real estate; and that it will, and its successors and assigns shall, warrant and defend title unto the Grantee, its successors and assigns forever, against the lawful claims of all persons.

This deed has been executed in two counterparts, one for recording in Shelby County, Alabama, and one for recording in Jefferson County, Alabama, and together said counterparts constitute a single conveyance of the interest herein described.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on the 28 day of December, 1971.

Signed, sealed and delivered
in the presence of:

[Signature]
Paul Z. Fletcher

FLETCHER PROPERTIES OF ALABAMA, INC.

By [Signature]
Its President

Attest [Signature]
Its Secretary

(Corporate Seal)

STATE OF

COUNTY OF

I, VANE L. GREER, a Notary Public in and for said county in said state, hereby certify that PAUL Z. FLETCHER whose name as President of FLETCHER PROPERTIES OF ALABAMA, 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 and seal of office this 29th day of December, 1971.



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[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APRIL 30, 1972

The following is the description of a tract of land situated in Sections 35 and 36, Township 18 South, Range 2 West and Sections 1, 2, 10, and 11, Township 19 South, Range 2 West, Jefferson and Shelby Counties, Alabama and being more particularly described as follows:

Commence at the Southwest Corner of Section 2, Township 19 South, Range 2 West for a point of beginning; thence N 0° 47' 20" W, along the West line of the before stated Section 2 for 3904.92 feet to the Southwest Corner of the NW¼ of the NW¼; thence S 68° 11' 50" E, 1324.57 feet; thence N 0° 47' 00" W, 1304.87 feet to the Southeast corner of the SW¼ of the SW¼ of Section 35, Township 18 South, Range 2 West; thence N 0° 50' 50" W, 2200 feet ± to the centerline of the Cahaba River; thence follow the meanders of the Cahaba River Southeasterly, North-easterly and Northwesterly for approximately 1580 feet ±; thence S 88° 44' 20" E, 650 feet ±; thence S 0° 40' 20" E, 2673.07 feet to the Southeast corner of the SW¼ of Section 35; thence N 25° 12' 00" E, 2946.30 feet; thence N 45° 29' 10" E, 1790.14 feet, thence S 46° 25' 20" E, 82.90 feet to the West line of Section 36, Township 18 South, Range 2 West; thence S 0° 10' 40" E, 556.18' along the West line of said Section 36; thence S 88° 27' 40" E 599.92 feet; thence S 46° 25' 20" E 40.73 feet; thence N 43° 34' 40" E, 36.72 feet; thence S 88° 27' 40" E 903.60 feet to the South Right of Way line of U. S. Highway 280; thence S 46° 25' 20" E, along said right of way 591.17 feet to the beginning of a curve to the left; said curve having a radius of 2904.79 feet and a central angle of 14° 58' 00"; thence run along the arc of the curve for 758.78 feet; thence S 61° 23' 20" E, 50.98 feet to the East line of the SW¼ of Section 36, Township 18 South, Range 2 West; thence S 0° 28' 30" E, along said East line 2513.59 feet to the Southeast Corner of the before said SW¼; thence S 88° 24' 40" E, along the South line of Section 36, 344.17 feet to the Northwest right of way line of Valleydale Road; thence S 29° 30' 30" W, along said right of way line 627.19 feet to the beginning of a curve to the left, said curve having a radius of 2904.79 feet and a central angle of 13° 14' 10"; thence run along the arc of said curve for 671.05 feet; thence S 16° 16' 20" W, 126.64 feet to the beginning of a curve to the right, said curve having a radius of 2108.59 feet and a central angle of 18° 57' 10"; thence run along the arc of said curve 697.50 feet; thence S 35° 13' 30" W, 1565.34 feet to the beginning of a curve to the right, said curve having a radius of

EXHIBIT A - INVERNESS

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2824.79 feet and a central angle of 14° 56' 50"; thence run along the arc of said curve 736.93 feet; thence S 50° 10' 20" W, 55.39 feet to the beginning of a curve to the left, said curve having a radius of 1949.86 feet and a central angle of 13° 18' 50"; thence run along the arc of said curve 453.09 feet; thence S 36° 51' 30" W, 712.24 feet to the beginning of a curve to the right, said curve having a radius of 914.53 feet and a central angle of 37° 01' 30"; thence run along the arc of said curve 590.98 feet; thence S 73° 53' 00" W, 11.08 feet to the beginning of a curve to the left, said curve having a radius of 1472.40 feet and a central angle of 15° 27' 00"; thence run along the arc of said curve 397.04 feet to the South line of Section 2,

Township 19, South, Range 2 West; thence N 27° 35' 45" W, along said South line 1659.20 feet to the Southwest Corner of the SE $\frac{1}{4}$ of Section 2; thence S 0° 37' 50" E, 1330.23 feet; thence N 67° 45' 30" W, 1325.69 feet; thence S 0° 47' 10" E, 1334.40 feet; thence N 87° 55' 50" W, 1322.08 feet to the Northwest Corner of the SW $\frac{1}{4}$ of Section 11, Township 19 South, Range 2 West; thence N 89° 36' 30" W, 1329.70 feet to the Southwest Corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 19 South, Range 2 West; thence N 01° 06' 40" W, 1333.99 feet to the Northwest corner of said $\frac{1}{4}$ section; thence S 89° 46' 20" E, 1327.56 feet to the Southwest Corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the before said Section 11; thence N 15° 30" W, 1338.51 feet to the point of beginning and containing 1333.94 acres.

Less and except the following described property:

Commence at the Southwest Corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 35, Township 18 South, Range 2 West; thence run S 68° 36' 00" E, 128.00 feet to the point of beginning; thence N 1° 24' E, 665.10 feet; thence N 44° 22' 30" W, 85.9 feet; thence N 32° 48' 40" E, 356.85 feet; thence S 44° 22' 30" E, 779.8 feet; thence S 32° 48' 40" W, 401.05 feet; thence N 67° 36' W, 151.80 feet; thence S 1° 24' W, 217.8 feet; thence N 66° 36' W, 332.5 feet to the point of beginning and containing 10.571± acres.



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U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 DEC 30 PM 2:39
300.00

BOOK 271 PAGE 659