

1096  
WARRANTY DEED

*See City Book 324 page 521*

STATE OF ALABAMA)

SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS,

In Consideration of Ten Dollars (\$10.00) and the exchange of real estate simultaneously herewith to the undersigned grantor, TRIPLE-R-DEVELOPERS, INC., a corporation, in hand paid by J&M DEVELOPMENT CORP., the receipt whereof is hereby acknowledged, the said TRIPLE-R-DEVELOPERS, INC. does

Grant, Bargain, Sell and Convey unto the said J&M DEVELOPMENT CORP. the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel #4:

Commence at the Southeast Corner of the Southeast Quarter of the Southwest Quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence run in a Northerly direction along the East line of said Quarter a distance of 797.87 feet to the point of beginning; thence turn an angle to the right of 112 degrees, 45 minutes and 49 seconds and run in a Southeasterly direction a distance of 81.84 feet; thence turn an angle to the left of 109 degrees, 00 minutes and run in a Northerly direction a distance of 317.57 feet; thence turn an angle to the right of 90 degrees, 00 minutes and run in an Easterly direction a distance of 59.00 feet; thence turn an angle to the left of 90 degrees, 00 minutes and run in a Northerly direction a distance of 280.00 feet; thence turn an angle to the right of 70 degrees, 42 minutes and 36 seconds and run in a Southeasterly direction a distance of 105.95 feet; thence turn an angle to the left of 8 degrees, 17 minutes and 24 seconds and run in a Southeasterly direction a distance of 253.00 feet; thence turn an angle to the right of 18 degrees and 15 minutes and run in a Southeasterly direction a distance of 85.00 feet; thence turn an angle to the left of 78 degrees, 15 minutes and run in a Northeasterly direction a distance of 273.00 feet; thence turn an angle to the right of 45 degrees, 15 minutes and run in an Easterly direction a distance of 110.00 feet; thence turn an angle to the right of 20 degrees, 00 minutes and run in a Southeasterly direction a distance of 328.00 feet; thence turn an angle to the right of 11 degrees, 00 minutes and run in a Southeasterly direction a distance of 60.00 feet; thence turn an angle to the left of 90 degrees, 00 minutes and run in a Northeasterly direction a distance of 109.91 feet to the point of commencement of a curve to the right, having a Central angle of 23 degrees, 56 minutes, 56 seconds and a radius of 451.03 feet; thence continue along the arc of said curve a distance of 188.40 feet to the end of said curve; thence continue in a Northeasterly direction along the tangent extended to last described curve a distance of 45.00 feet to the most Westerly corner of Lot 5, Block 5 according to the survey of Indian Hills Second Sector; thence turn an angle to the left of 90 degrees, 00 minutes and run in a Northwesterly direction a distance of 50.0 feet to its intersection with the Southeasterly line of Lot 6, Block 4 according to said Indian Hills Second Sector survey; thence turn an angle to the left of 90 degrees, 00 minutes and run in a Southwesterly direction a distance of 45.00 feet to the point of commencement of a curve to the left having a Central angle of 4 degrees, 23 minutes and a radius of 1,159.69 feet; thence continue along the arc of said curve a distance of 88.00 feet to the end of said curve; thence from the cord of last described curve turn an angle to the right of 112 degrees, 22 minutes and run in a Northwesterly direction along the Westerly line of said Lot 6, Block 4 a distance of 194.78 feet; thence turn an angle to the left of 15 degrees, 43 minutes and 30 seconds,



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and run in a Northwesterly direction along the Southwesterly line of Lot 5, Block 4; thence turn an angle to the right of 14 degrees, 10 minutes, and 30 seconds and run in a Northwesterly direction along the Westerly line of Lot 4, Block 4 a distance of 215.25 feet; thence turn an angle to right of 19 degrees, 15 minutes and 30 seconds and run in a Northerly direction along the Westerly line of Lot 3, Block 4 and a portion of Lot 2, Block 4 a distance of 297.72 feet; thence turn an angle to the right 17 degrees, 07 minutes and run in a Northeasterly direction along the Westerly line of a portion of Lot 2, Block 4 and Lot 1, Block 4 a distance of 327.86 feet to its intersection with the North line of the Northwest Quarter of the Southeast Quarter of said Section 36, Township 19 South, Range 3 West; thence turn an angle to the left of 109 degrees 03 minutes and run in a Westerly direction along the North line of said Northwest Quarter of Southeast Quarter of said Section 36, a distance of 1,242.58 feet to the Northwest Corner of said Quarter-Quarter; thence turn an angle to the left of 90 degrees, 54 minutes and 45 seconds and run in a Southerly direction along the West line of said Quarter-Quarter and along a portion of the West line of the Southwest Quarter of the Southeast Quarter of said Section 36 a distance of 1,826.23 feet to the point of beginning;

Parcel #4A:

Begin at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence run in a Southerly direction along the West line of said Quarter-Quarter a distance of 514.18 feet; thence turn an angle to the left of 67 degrees, 14 minutes, 11 seconds and run in a Southeasterly direction a distance of 87.84 feet; thence turn an angle to the left of 109 degrees 00 minutes and run in a Northerly direction a distance of 283.14 feet; thence turn an angle to the right of 90 degrees, 00 minutes and run in an Easterly direction a distance of 59.00 feet; thence turn an angle to the left of 90 degrees, 00 minutes and run in a Northerly direction a distance of 266.67 feet to its intersection with the North line of said Southwest Quarter of Southeast Quarter; thence turn an angle to the left of 92 degrees, 38 minutes, 56 seconds and run in a Westerly direction along the North line of said Quarter-Quarter a distance of 175.99 feet to the point of beginning;

Parcel #4B:

Commence at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence run in an Easterly direction along the North line of said Quarter-Quarter a distance of 717.54 feet to the point of beginning; thence turn an angle to the right of 133 degrees, 38 minutes and 56 seconds and run in a Southwesterly direction a distance of 180.58 feet; thence turn an angle to the right of 78 degrees, and 15 minutes and run in a Northwesterly direction a distance of 85.00 feet; thence turn an angle to the left of 18 degrees, 15 minutes and continue in a Northwesterly direction a distance of 253.00 feet; thence turn an angle to the right of 8 degrees, 17 minutes and 24 seconds and continue in a Northwesterly direction a distance 70.31 feet to its intersection with the North line of said Quarter-Quarter to said Southwest Quarter of Southeast Quarter; thence turn an angle to the right of 158 degrees, 03 minutes, 40 seconds and run in an Easterly direction along the North line of said Quarter-Quarter a distance of 507.88 feet to the point of beginning;



Parcel #4C:

Commence at the Northeast Corner of the Southwest Quarter of the Southeast Quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence run in a Westerly direction along the North line of said Quarter-Quarter a distance of 40.23 feet to the point of beginning; thence continue on last described course a distance of 190.38 feet; thence turn an angle to the left of 161 degrees, 06 minutes, 04 seconds and run in a Southeasterly direction a distance of 107.01 feet; thence turn an angle to the right of 11 degrees, 00 minutes and continue in a Southeasterly direction a distance of 60.00 feet; thence turn an angle to the left of 90 degrees, 00 minutes and run in a Northeasterly direction a distance of 74.48 feet to the point of beginning;

Parcel #4D:

Commence at the Southwest Corner of the Northeast Quarter of the Southeast Quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said Quarter-Quarter a distance of 64.25 feet to the point of beginning; thence continue on last described course a distance of 92.91 feet to its intersection with the Southeasterly line of Lot 6, Block 4 according to the survey of Indian Hills Second Sector, said point being situated on a curve having a Central angle of 4 degrees, 16 minutes, 31 seconds and a radius of 1,159.69 feet; thence turn an angle to the chord to said curve to the right of 52 degrees, 51 minutes, 07 seconds; thence continue along the arc of said curve a distance of 86.53 feet to the end of said curve; thence continue in a Northeasterly direction along the tangent extended to last described curve a distance of 45.00 feet; thence turn an angle to the right of 90 degrees, 00 minutes and run in a Southeasterly direction a distance of 55.0 feet to a point on the Westerly line of Lot 5, Block 5 according to the survey of Indian Hills Second Sector; thence turn an angle to the right of 90 degrees, 00 minutes and run in a Southwesterly direction a distance of 38.64 feet to the point of commencement of a curve to the left having a Central angle of 18 degrees, 54 minutes, 09 seconds and a radius of 451.03 feet; thence continue along the arc of said curve a distance of 148.80 feet to the point of beginning; SUBJECT TO:

1. Taxes due October 1, 1972;
2. Agreement relating to water systems recorded in Vol. 229, page 112, and Vol. 229, page 109, in the Probate Office of Shelby County, Alabama;
3. Right of way to Alabama Power Co. recorded in Vol. 179, page 380, and Vol. 234, page 657, in said Probate Office;

TO HAVE AND TO HOLD unto the said J&M DEVELOPMENT CORP., its successors and assigns forever.

And the said grantor does itself, and for its successors and assigns, covenant with the said J&M DEVELOPMENT CORP., its successors and assigns, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, 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 J&M DEVELOPMENT CORP., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said TRIPLE-R-DEVELOPERS, INC. has caused these presents to be executed by *STEVE RUSSO*

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its President, duly authorized thereto, and attested by  
, its Secretary, who affixed its  
corporate seal hereto, being duly authorized thereto, on this  
the \_\_\_\_ day of July, 1972.

TRIPLE-R-DEVELOPERS, INC.

By

Steve Russo  
Its President

Attest:

Norman R. Downey, Jr.  
Secretary



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Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for  
said County, in said State, hereby certify that Steve  
Russo, whose name as President of the TRIPLE-R-DEVELOPERS,  
INC., a corporation, is signed to the foregoing conveyance, and  
who is known to me, acknowledged before me on this day that, be-  
ing informed of the contents of the conveyance, he, as such of-  
ficer and with full authority, executed the same voluntarily for  
and as the act of said corporation.

Given under my hand this 26<sup>th</sup> day of July, 1972.

James L. Gordon  
Notary Public

STATE OF ALABAMA  
CLERK OF THE COURT  
JULY 11 1972  
REC. BK. & PAGE AS SHOWN ABOVE  
U.C.C. FILE NUMBER OR  
INDEX OF PROPERTY  
1972 JUC-3 11:11:46  
15.50

Prepared by Richard S. Riley

SPAIN, GILLON, RILEY, TATE & ANSLEY

John A. Hand Building

Birmingham, Alabama 35203