

This instrument prepared by
Jerome K. [Signature]
1212 Bank for Savings Building
BIRMINGHAM, ALABAMA 35203

STATE OF ALABAMA)

JEFFERSON COUNTY)

8932

WARRANTY DEED

1973092600054070 1/5 \$.00
Shelby Cnty Judge of Probate, AL
09/26/1973 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Fifty Thousand and no/100 Dollars (\$250,000.00), to the undersigned Grantors, W. W. Grant, Jr. and wife, Adelene R. Grant, and Florence G. Grant, an unmarried woman, in hand paid by OWC Devleopment Corporation, the receipt of which is hereby acknowledged, the said W. W. Grant, Jr. and wife, Adelene R. Grant, and Florence G. Grant do by these presents, grant, bargain, sell and convey unto the said OWC Development Corporation the following described real estate, situated in both Jefferson and Shelby Counties, Alabama, to-wit:

Parcel 1.

Part of the SW 1/4 of the SW 1/4 of Section 8, Township 19 South, Range 2 West, situated in Jefferson County, Alabama, together with part of the NW 1/4 of the NW 1/4 of Section 17, Township 19 South, Range 2 West, situated in Shelby County, Alabama, all more particularly described by metes and bounds as follows: Begin at the Southwest corner of the SW 1/4 of the SW 1/4 of said Section 8 and run thence Eastwardly along the south line thereof for a distance of 109.67 feet; thence turn an angle of 76° to the right and run Southeastwardly for a distance of 666.43 feet to the point of beginning of the tract here described, said point being in the center line of the Cahaba River; from the point of beginning thus obtained turn an angle of 180° to the left from the last described course and run Northwestwardly along the same line last described, and along an extension thereof for a distance of 985.72 feet to the point in the right of way of a county road; thence turn an angle of 47° 11' to the right and run Northeastwardly along said right of way for a distance of 118.11 feet; thence turn an angle of 7° 35' to the left and run Northeastwardly along said right of way for a distance of 141.9 feet; thence

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turn an angle of $119^{\circ} 31'$ to the right and run southeastwardly for a distance of 1240 feet, more or less, to the center line of the Cahaba River; run thence Westwardly along said center line for a distance of 740 feet, more or less to the point of beginning. Except that part of the above described tract which lies within the right of way of the county road which bounds the same on its Northerly side. Also, except any part lying within the bounds of the Cahaba River.

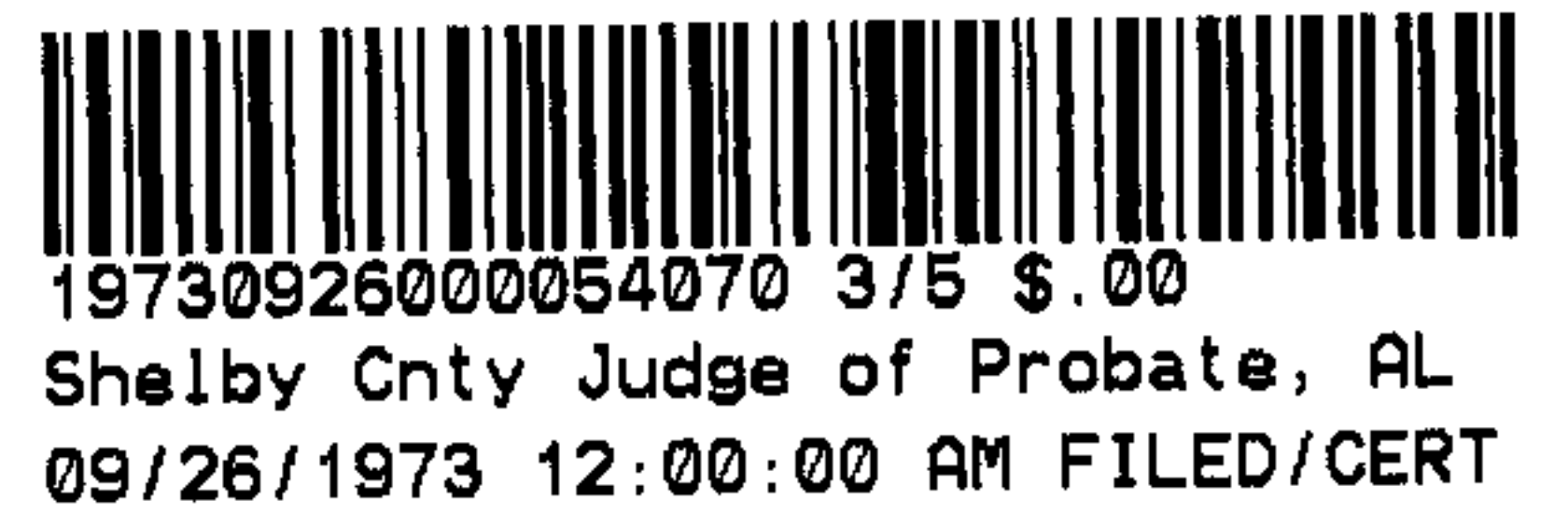
Parcel 2.

Begin at the Southwest corner of the SW $1/4$ of SW $1/4$ of Section 8, Township 19, South, Range 2 West, situated in Jefferson County, Alabama, and run thence Eastwardly along the South line thereof for a distance of 109.67 feet; thence turn an angle to the left of 104° and run Northwestwardly for a distance of 319.29 feet to a point in the right of way of a public road; thence turn an angle of $47^{\circ} 11'$ to the right and run Northeastwardly along said right of way for a distance of 118.1 feet; thence turn an angle of $7^{\circ} 35'$ to the left and run Northeastwardly along said right of way for a distance of 141.9 feet; thence turn an angle of $119^{\circ} 31'$ to the right and run Southeastwardly for a distance of 1240 feet to a point in the center line of the Cahaba River, said point being the point of beginning of the tract here described; from the point of beginning thus obtained, turn an angle of 180° to the left from the last described course and run Northwestwardly for a distance of 1240 feet to a point in the right of way of said public road; thence turn an angle to the right of $60^{\circ} 29'$ from the last mentioned course and run Northwestwardly along said right of way for a distance of 53.9 feet; thence turn an angle to the right of $24^{\circ} 16'$ and run Northeastwardly for a distance of 227.7 feet; thence turn an angle to the right of $15^{\circ} 03'$ and run Northeastwardly along said right of way for a distance of 222.3 feet; thence turn an angle to the right of $80^{\circ} 23'$ and run Southeastwardly for a distance of 1620 feet to a point in the center line of Cahaba River, run thence in a Westwardly direction along

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said center line to the point of beginning.
Said property situated in both Jefferson and
Shelby Counties, Alabama.

Subject to:

(1) Taxes in the year 1973 which are
a lien but not due and payable until October
1, 1973.

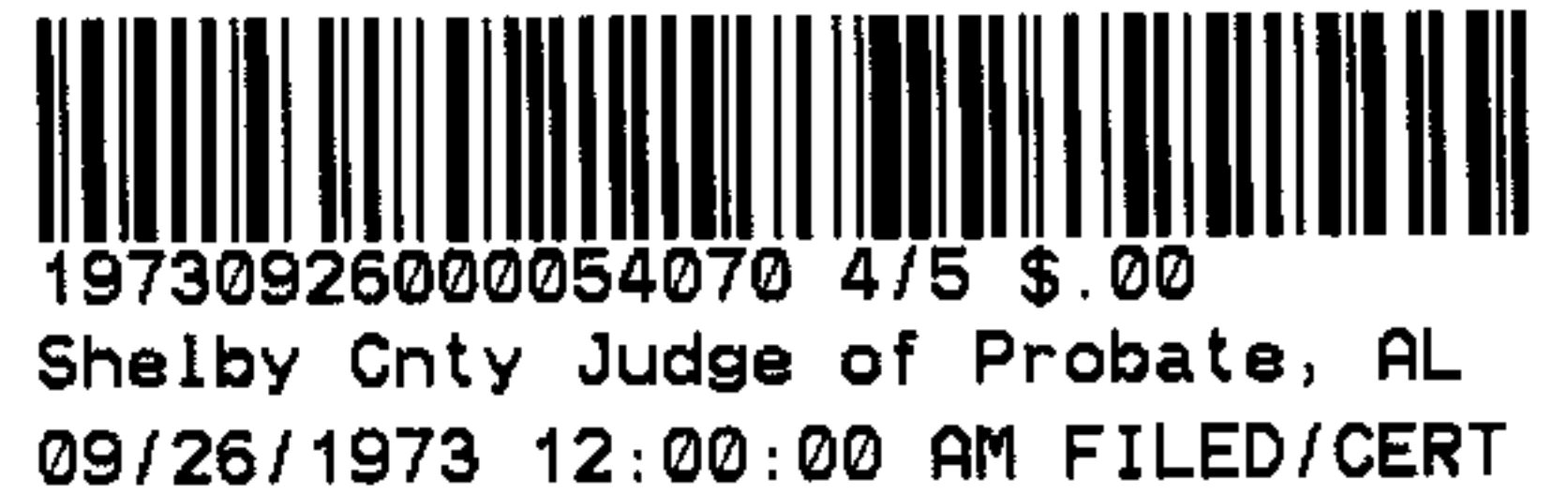
(2) Easement to Alabama Power Company
recorded Volume 6752, Page 488, in the Pro-
bate Office of Jefferson County, Alabama.

(3) Right of way to Jefferson County,
Alabama recorded in Real 444, Page 679 in
said Probate Office, and Book 255, Page 813
in the Probate Office of Shelby County,
Alabama.

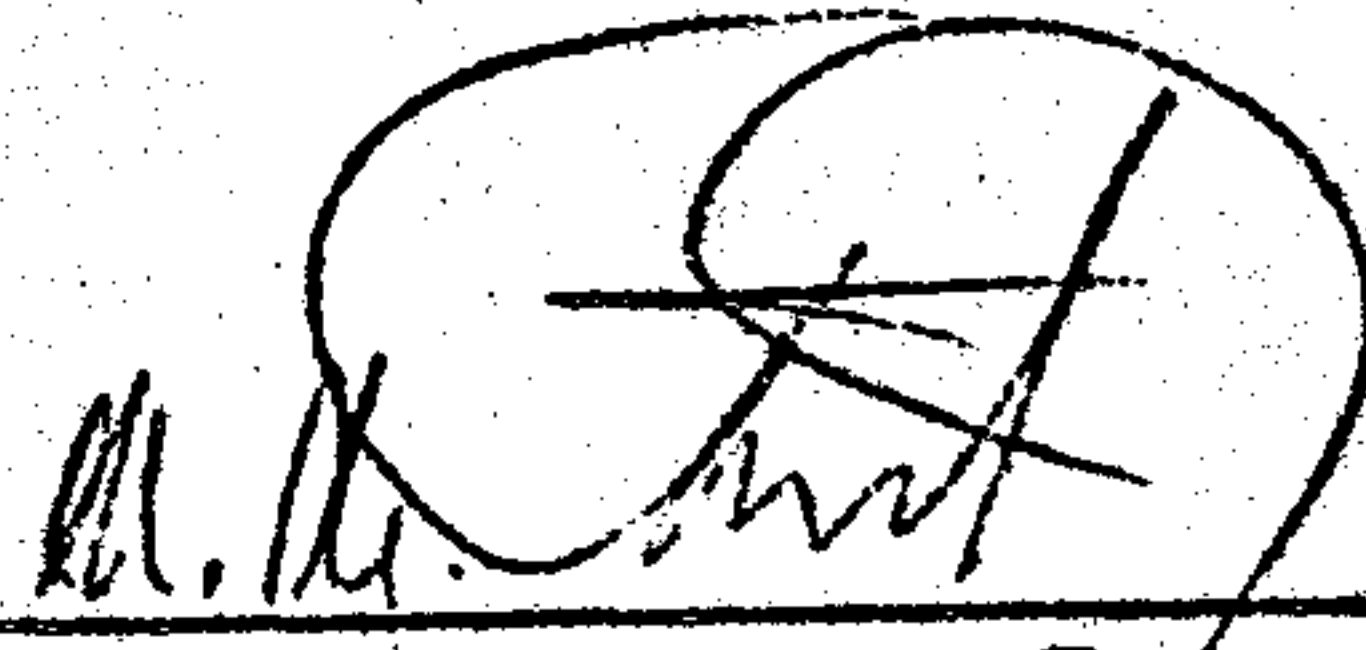
TO HAVE AND TO HOLD to the said OWC Development Corpora-
tion, its successors and assigns forever.

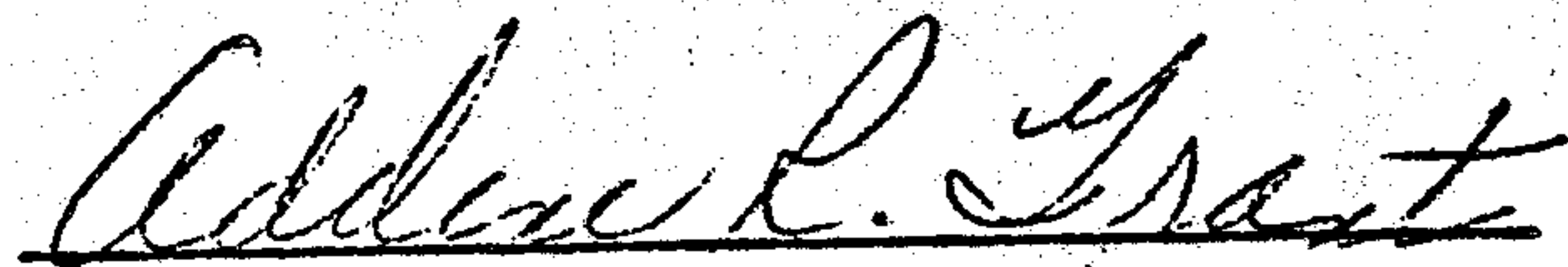
And said W. W. Grant, Jr. and wife, Adelene R. Grant,
and Florence G. Grant do for themselves and for their heirs,
executors and administrators, covenant with OWC Development
Corporation, its successors and assigns, that they are law-
fully seized in fee simple of said real property; that said
real property is free from all liens and encumbrances except
as aforesaid; that they have a good right to sell and convey
the same as aforesaid; and that they will, and there heirs,
executors and administrators shall, warrant and defend the
same to OWC Development Corporation, its successors and as-
signs, forever, against the lawful claims of all persons.

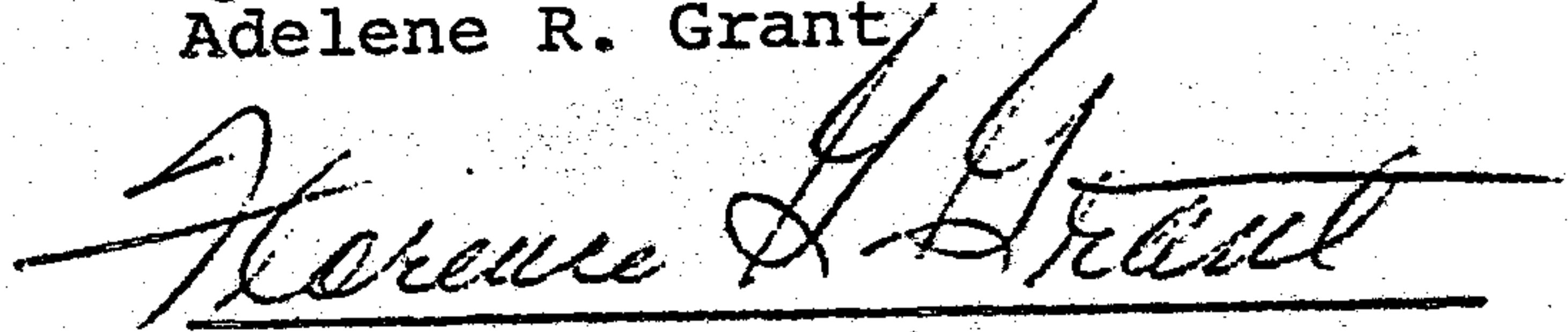
IN WITNESS WHEREOF, the Grantors, W. W. Grant, Jr.-and
wife, Adelene R. Grant, and Florence G. Grant have hereunto



set their hands and seals, this the 24th day of September
1973.


W. W. Grant, Jr.


Adelene R. Grant

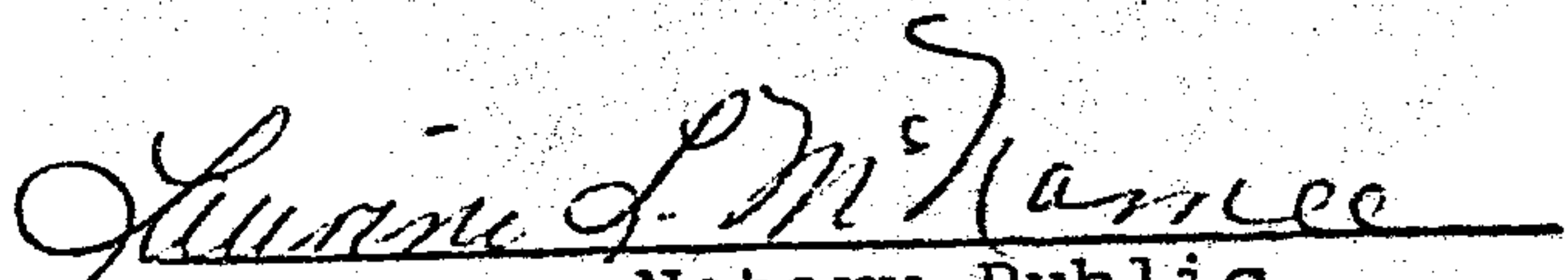

Florence G. Grant

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said
County, in said State, hereby certify that W. W. Grant, Jr.
and wife, Adelene R. Grant, whose names are signed to the forego-
ing conveyance, and who are known to me, acknowledged before
me on this day that, being informed of the contents of this
conveyance, they executed the same voluntarily on the day the
same bears date.

Given under my hand and seal, this 24th day of Sept.
1973.


Notary Public

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said
County, in said State, hereby certify that Florence G. Grant,
an unmarried woman, whose name is signed to the foregoing convey-

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Shelby Cnty Judge of Probate, AL
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ance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 24th day of September, 1973.

Jerome K. Gunning
Notary Public

STATE OF Alabama
Jefferson County

I, the Undersigned, as Judge of the Court of Probate, in and for said County, in said State, hereby certify that the foregoing is a full, true and correct copy of the instrument with the filing of same as appears of record in this office in Vol. 995 Record of Real on page 828

Given under my hand and official seal, this the 25 day of Sept 19 73

James M. Meeks
Judge of Probate

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1973 SEP 25 PM 3:47
U.C.C. FILE NUMBER OR
DEC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
James M. Meeks

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
REAL 995 PAGE 828
SEP 25 1 49 PM '73

RECORDED & INDEXED TAX
& \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.
James M. Meeks

[Handwritten signature]

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