

Samuel K. Rivington
 1712 East 1st Avenue, Suite 100
 BIRMINGHAM, ALABAMA 35203

STATE OF ALABAMA)

JEFFERSON COUNTY)

8931

WARRANTY DEED

19730926000054090 1/4 \$.00
 Shelby Cnty Judge of Probate, AL
 09/26/1973 12:00:00 AM FILED/CERT

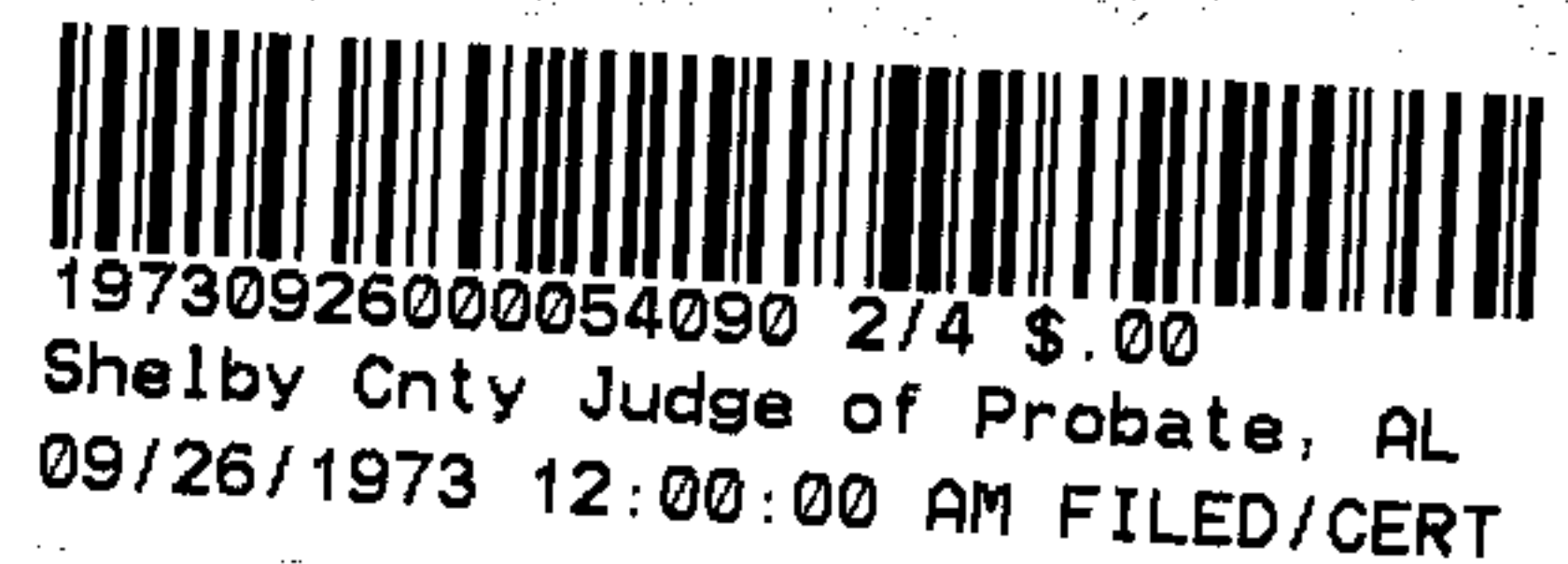
KNOW ALL MEN BY THESE PRESENTS, that in consideration of Forty-Seven Thousand Seven Hundred and no/100 Dollars (\$47,700.00), to the undersigned Grantors, Wilson A. Caldwell and wife, Willie Ruth Caldwell, in hand paid by OWC Development Corporation, the receipt of which is hereby acknowledged, the said Wilson A. Caldwell and wife, Willie Ruth Caldwell, 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 Sections 7, 8 and 18, in Township 19 South, Range 2 West, situated in Jefferson County, Alabama, and part of Section 17, in Township 19 South, Range 2 West, situated in Shelby County, Alabama, being more particularly described as follows:

Commence at the N.W. corner of Section 17, Township 19 South, Range 2 West and run in an Easterly direction along the North line of said section, a distance of 109.67 feet to a point; thence 76° 00' to the right in a Southeasterly direction a distance of 666.43 feet to a point on the centerline of the Cahaba River; said point also being the point of beginning; thence 180° to the right in a Northwesterly direction 985.72 feet to a point; thence 91° 40' 00" to the left in a Westerly direction, a distance of 186.80 feet to a point; thence 50° 09' to the left in a Southwesterly direction a distance of 43.33 feet to a point; thence 61° 06' 00" to the left in a Southeasterly direction a distance of 275.00 feet to a point; said point being the S.E. corner of Section 7, Township 19 South, Range 2 West; thence 126° 49' to the right in a Westerly direction along the north line of Section 18, Township 19 South, Range 2 West a distance of 175.00 feet to a point; thence 85° 18' 00" to the left in a Southerly direction a distance of 120.82 feet

BOOK 282 PAGE 732



to a point; thence 31° 06' 00" to the left in a Southeasterly direction a distance of 80.57 feet to a point; thence 6° 23' 30" to the left in a Southeasterly direction, a distance of 292.05 feet to a point on the east line of Section 18, Township 19 South, Range 2 West; thence 3° 54' 30" to the left in a Southeasterly direction a distance of 336.50 feet to the centerline of the Cahaba River; thence along said centerline in a Northeasterly direction to the point of beginning.

Subject to:

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

(2) Easement to Alabama Power Company recorded in Volume 6305, Page 360, in the Probate Office of Jefferson County, Alabama.

(3) Right of way to Jefferson County, Alabama recorded in Real 456, Page 127; in said Probate Office and Book 225, Page 811 in the Probate Office of Shelby County, Alabama.

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

And said Wilson A. Caldwell and wife, Willie Ruth Caldwell, do for themselves and for their heirs, executors and administrators, covenant with OWC Development Corporation, its successors and assigns, that they are lawfully 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 their heirs, executors and administrators shall, warrant and defend the same to OWC Development Corporation, its successors and assigns, forever, against the lawful claims of all persons.

BOOK 282 PAGE 733

19730926000054090 3/4 \$.00
Shelby Cnty Judge of Probate, AL
09/26/1973 12:00:00 AM FILED/CERT

IN WITNESS WHEREOF, the Grantors, Wilson A. Caldwell and wife, Willie Ruth Caldwell, have hereunto set their hands and seals, this the 24th day of September, 1973.

Wilson A Caldwell
Wilson A. Caldwell

Willie Ruth Caldwell
Willie Ruth Caldwell

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Wilson A. Caldwell and wife, Willie Ruth Caldwell, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

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

James K. Jamme
Notary Public

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

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 SEP 25 PM 3:47
No Tax Collected

\$35,775.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED
REAL 995 PAGE 833
SEP 25 1 45 PM '73

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

copy

BOOK 282 PAGE 734



19730926000054090 4/4 \$.00
Shelby Cnty Judge of Probate, AL
09/26/1973 12:00:00 AM FILED/CERT

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

Reel on page 833

Given under my hand and official seal, this the 25

day of Sept 19 73

James Meeks
Judge of Probate

282-734 A

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