

STATE OF ALABAMA ) 7896  
COUNTY OF MONTGOMERY)

277,000.00

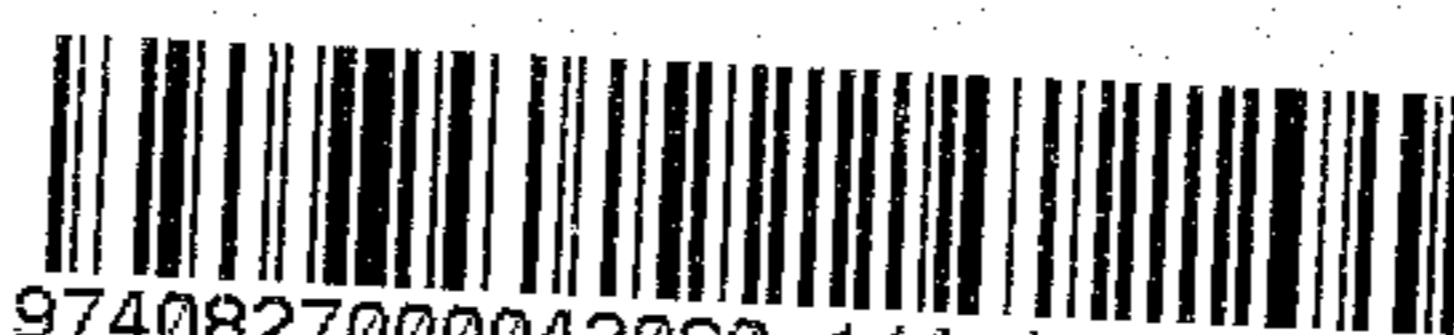
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One and no/100 Dollars (\$1.00), to the undersigned Grantor, OWC Development Corporation, a Delaware corporation, in hand paid by OWC, Ltd., a Delaware Corporation, the receipt of which is hereby acknowledged, the said OWC Development Corporation, does by these presents, grant, bargain, sell and convey unto the said OWC, Ltd. 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 NW 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 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



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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.

Parcel 2,

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 turn an angle of 119° 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.

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 Probate Office of Jefferson County, Alabama.

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(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.

Parcel 3.

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° 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° 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° 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° 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° 16' and run Northeastwardly for a distance of 227.7 feet; thence turn an angle to the right of 15° 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° 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 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 Probate 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, Ltd., its successors and assigns forever.

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And said OWC Development Corporation does for itself and for its successors and assigns, covenant with OWC, Ltd., its successors and assigns, that it is lawfully seized in fee simple of said real property; that said real property is free from all liens and encumbrances except as aforesaid; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to OWC, Ltd., its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, OWC Development Corporation, has hereunto set its hand and seal, this the 25th day of September, 1973.

OWC Development Corporation

Attest:

By:

Carl Bolch, Jr., Its President

J. M. Hardin, Its Secretary

STATE OF ALABAMA )  
COUNTY OF MONTGOMERY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Carl Bolch, Jr., whose name 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 this conveyance, he executed the same voluntarily as President of OWC Development Corporation, on the day the same bears date.

Given under my hand and seal, this the 25th day of September, 1973.

Notary Public

8-4-74

STATE OF ALA. JEFFERSON CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON

REAL 1094 PAGE 472

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RECORDED & INDEXED  
DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

James Meeks

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
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J. C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE

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REC'D  
MONTGOMERY COUNTY, ALA.  
AUG 7 1974