

NAME Charles A. J. Beavers

ADDRESS 1122 North 22nd Street

WARRANTY DEED (Without Survivorship)



19741008000049560 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/08/1974 12:00:00 AM FILED/CERT

State of Alabama

Jefferson

COUNTY

} Know All Men By These Presents,

That in consideration of Forty Thousand and no/100 ----- DOLLARS

to the undersigned grantor Birmingham Trust National Bank, as Trustee of the Greater Birmingham Foundation under Trust Declaration dated May 5, 1959.

in hand paid by Indian Ridge Development Co., a Joint Venture Composed of Jerome Alan Speegle and George Michael Harper

the receipt whereof is acknowledged

the said

Birmingham Trust National Bank, as Trustee of the Greater Birmingham Foundation under Trust Declaration dated May 5, 1959

do grant, bargain, sell and convey unto the said Indian Ridge Development Co., A Joint Venture Composed of Jerome Alan Speegle and George Michael Harper

the following described real estate, situated in Shelby County, Alabama,

to-wit:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama, thence run Southerly along the East line of said Section 153.96 feet to a point on the center line of a 60 foot public road, said point being the point of beginning of the property described herein; thence continue Southerly along said section line 837.91 feet to a point on the subtangent of a 60 foot public road; thence turn 92° 01' right and run Westerly 41.86 feet; thence turn 72° 41' right and run Northwesterly along the center line of said 60 foot road 180.56 feet to the point of a curve to the left having a radius of 197.47 feet; thence run Northwesterly and Westerly along the arc of said curve 282.69 feet to the point of tangent of said curve; thence run Southwesterly on a course that is tangent to said curve at said point of tangent and along said center line 233.13 feet; thence 27° 41' right and run Northwesterly along said center line 111.13 feet; thence turn 83° 48' 30" right and run Northeasterly 303.28 feet; thence turn 24° 27' right and run Northeasterly 376.54 feet to a point on the center line of a 60 foot public road; thence 57° 22' 30" right and run Southeasterly along the center line of said road 154.45 feet; thence turn 13° 19' 30" right and run Southeasterly along said center line 180.70 feet to the point of beginning.

There is excepted herefrom title to minerals underlying the above property as contained in deed from Alabama State Land Company to H. F. DeBardeleben dated 6/27/06, and recorded in Deed Book 42, Page 246, in the Probate Office of Shelby County, Alabama, within mining rights and privileges belonging thereto.

TO HAVE AND TO HOLD, To the said Indian Ridge Development Co., A Joint Venture Composed of Jerome Alan Speegle and George Michael Harper, its

heirs and assigns forever.

~~And the said Indian Ridge Development Co., A Joint Venture Composed of Jerome Alan Speegle and George Michael Harper, its heirs and assigns forever, do hereby covenant, warrant and defend the same to the said~~

~~with the said~~

~~heirs and assigns forever, do hereby covenant, warrant and defend the same to the said~~

~~encumbrances;~~

~~the said Indian Ridge Development Co., A Joint Venture Composed of Jerome Alan Speegle and George Michael Harper, its heirs and assigns forever, do hereby covenant, warrant and defend the same to the said~~

~~heirs and assigns forever, do hereby covenant, warrant and defend the same to the said~~

~~heirs and assigns forever, do hereby covenant, warrant and defend the same to the said~~

In Witness Whereof, we have hereunto set our hand and seals

this 30th day of September

ATTEST:

WITNESSES

Asst. Cashier

19 74
BIRMINGHAM TRUST NATIONAL BANK, AS TRUSTEE
OF THE GREATER BIRMINGHAM FOUNDATION UNDER
TRUST DECLARATION DATED MAY 5, 1959.

By

William T. Haynie, Jr. Vice President
& Trust Officer

RETURN TO Attorney at Law
1200 City Hall, Bank Bldg.
Birmingham, Alabama 35203

TO

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,
County.

This form furnished by
ALABAMA TITLE COMPANY, INC.
Agents for

COMMONWEALTH LAND TITLE INSURANCE CO.
615 No. 21st Street
Birmingham, Alabama 35203
40.00
215

Judge of Probate
COMMONWEALTH LAND TITLE INSURANCE
COMPANY

Form B 3013-1



19741008000049560 2/2 \$.00
Shelby Cnty Judge of Probate, AL
10/08/1974 12:00:00 AM FILED/CERT

State of Alabama }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that William T. Haynie, Jr. Vice President & Trust Officer of Birmingham Trust
National Bank, as Trustee of the Greater Birmingham Foundation under Trust
Declaration dated May 5, 1959
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 the conveyance he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 30th day of September

A. D., 19 74

James Robert Davis
Notary Public

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
JUL 28 1974
FILE NUMBER 0049560
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
C. J. Haynie

State of }
COUNTY }

General Acknowledgment

I, a Notary Public in and for said County, in said State,
hereby certify that
whose name signed to the foregoing conveyance, and who known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this day of

A. D., 19

Notary Public

State of }
COUNTY }

Corporation Acknowledgment

I, a Notary Public in and for said County in said State,
hereby certify that
whose name as of
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, this the day of

19

Notary Public

BOOK 682 PAGE 126