

2561

Prepared by: C.B.Holliman P.O.Box 20129 Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

see Mtg 352 - Page 357

That in consideration of One Hundred & Twelve Thousand Five Hundred and Eighty Five & NO/100 (\$112,585.00) - - - - - DOLLARS, to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Leonard Hultquist II and Wife, Mary F. Hultquist (herein referred to as grantors, grant, bargain, sell and convey unto Harbar Homes Inc., (herein referred to as grantee,) the following described real estate, situated in Shelby County, Alabama, to-wit:

An undivided one half interest in and to A parcel of land located in the Southwest 1/4 of Section 29, Township 19 South, Range 2 West, and the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 29; thence in a Westerly direction, along the South line of said Southwest 1/4, a distance of 98.70 feet; thence 88 degrees 43 minutes 13 seconds right, in a Northerly direction, a distance of 1357.54 feet; thence 91 degrees 16 minutes 31 seconds right, in an Easterly direction, a distance of 1051.58 feet; thence 74 degrees 02 minutes 37 seconds right, in a Southeasterly direction, a distance of 1413.51 feet to the Northwest Right of Way line of Cahaba Valley Road, said point being on a curve to the left, said curve having a radius of 2904.79 feet and a central angle of 6 degrees 54 minutes 13 seconds; thence 79 degrees 16 minutes 30 seconds right, measured to tangent of said curve; thence along arc of said curve, in a Southwesterly direction, a distance of 350.0 feet; thence 90 degrees right, measured from tangent of said curve, in a Northwesterly direction, a distance of 212.90 feet to the South line of Section 29; thence 56 degrees 24 minutes 38 seconds left, along said South line, in a Westerly direction, a distance of 890.96 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Said parcel contains 39.16 acres.

This Conveyance subject to:

1. Taxes for 1976.
2. Permit to Alabama Power Company recorded in said Probate Office of Shelby County, Alabama, in Deed Book 101, Page 523.
3. Easement to Alabama Power Company dated November 29, 1955, recorded in said Probate Office in Deed Book 179, Page 346.
4. All minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

TO HAVE AND TO HOLD to the said grantee Its Successors and assigns forever.


BOOK 297 PAGE 162

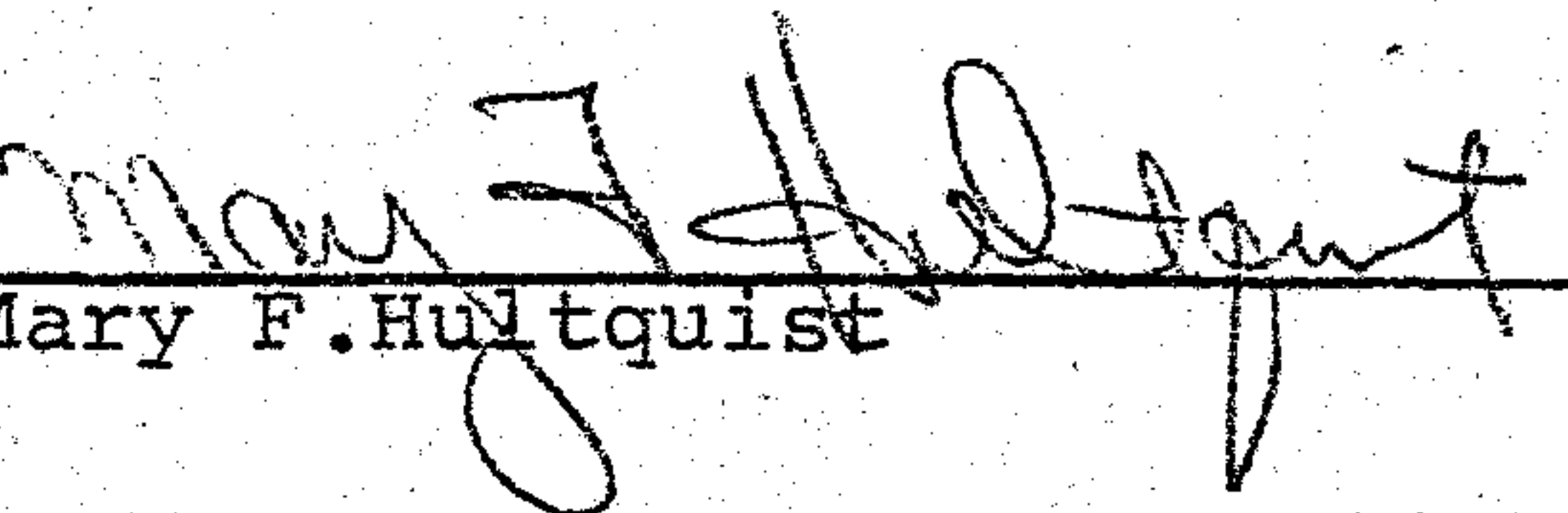


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Shelby Cnty Judge of Probate, AL
02/19/1976 12:00:00 AM FILED/CERT

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, Its Successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, Its Successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 16th day of February, 1976.


Leonard Hultquist II (SEAL)

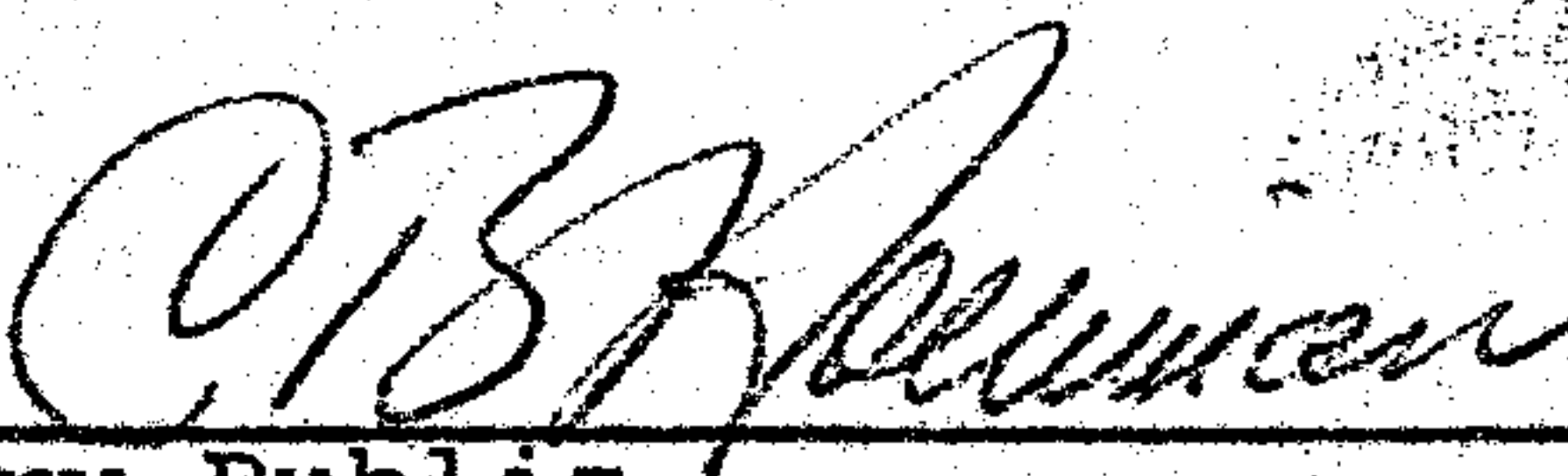

Mary F. Hultquist (SEAL)

STATE OF ALABAMA)

SHELBY COUNTY)

I, the Undersigned, a Notary Public in and for said County, said State, hereby certify that Leonard Hultquist II and wife, Mary F. Hultquist 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of February, 1976.


Notary Public

My Commission Expires April 15, 1979

\$107,415.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
02/19/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 FEB 19 11 00 AM

Deed Book 500

JUDGE OF PROBATE

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