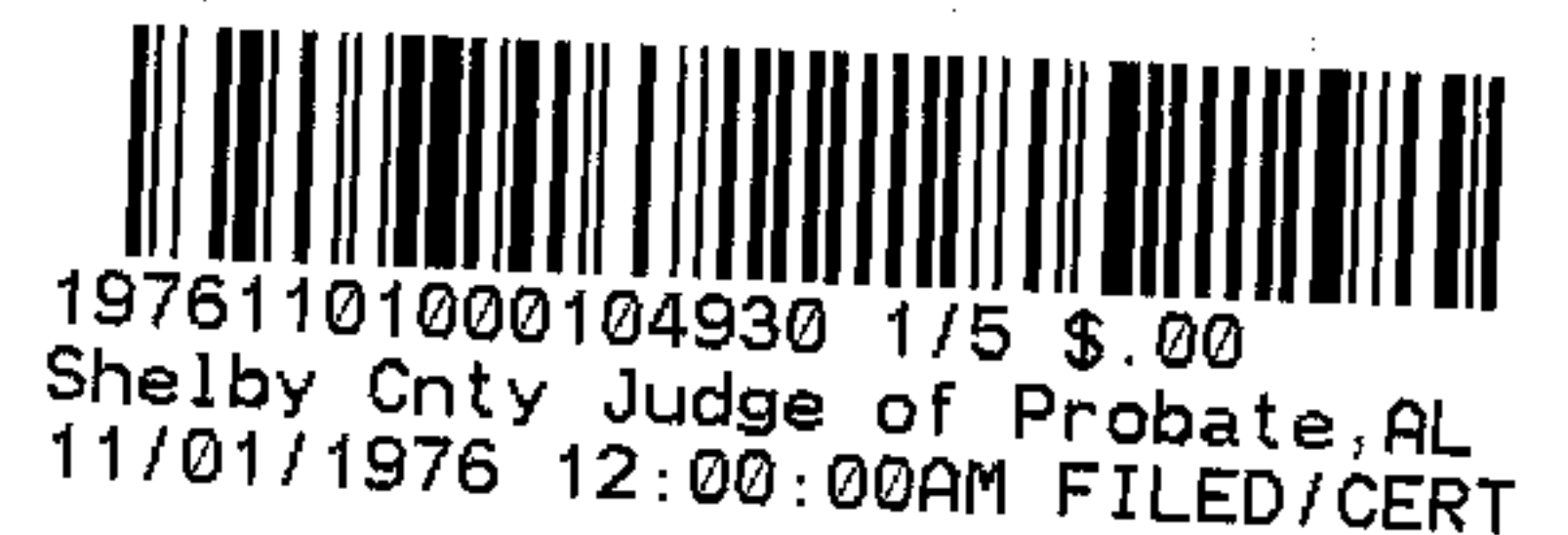


STATE OF ALABAMA )

SHELBY COUNTY )

927

STATUTORY WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to the undersigned grantor, CHARLES W. DANIEL, an unmarried man, (hereinafter referred to as "GRANTOR"), in hand paid by DANTRACT, INC., an Alabama corporation, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE an undivided one-half (1/2) interest in and to that certain real estate, described as Tract No. 1 in Exhibit "A" attached hereto and by reference made a part hereof as though fully set out herein, all of which said land is situated in Shelby County, Alabama.

This conveyance is subject to the following:

- (a) Ad valorem taxes;
- (b) Any mineral and mining rights not owned by Grantor herein;
- (c) All easements and rights of way of record in the Probate Court of Shelby County, Alabama, and other agreements, if any, of record in said Probate Court pertaining to the use of or in any way affecting said property, and is further subject to the rights of persons in possession of any part of the premises described hereinabove, encroachments, overlaps, deficiency in quantity of land, rights of way for any existing roads any or all of which may not be filed for record in said Probate Court and any other matters not of record in said Probate Court which would be disclosed by an accurate survey and inspection of said premises;
- (d) Any zoning ordinances pertaining to said property.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal, this 29 day of October, 1976.

  
Charles W. Daniel (SEAL)

STATE OF Alabama )

COUNTY OF Jefferson )

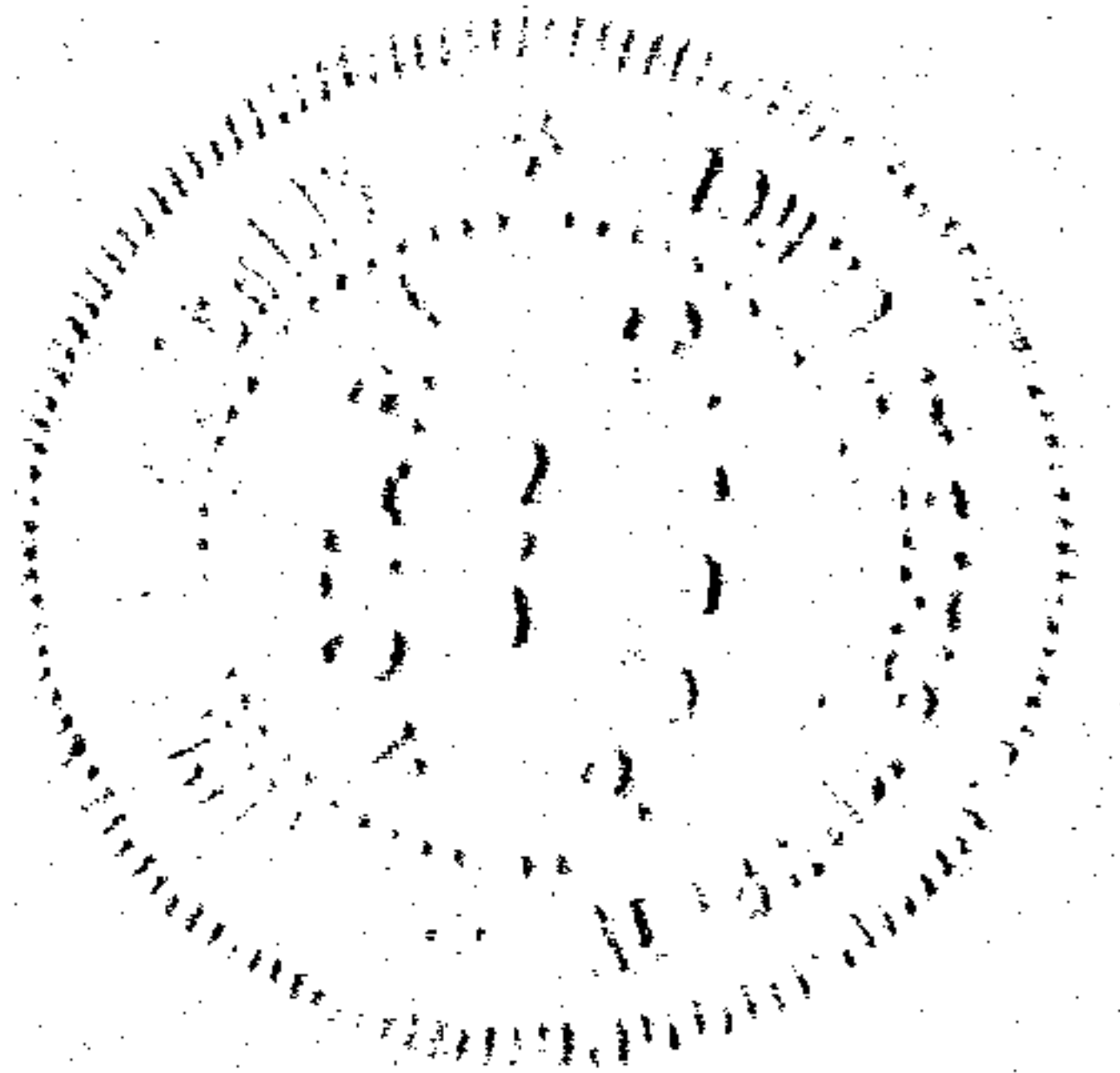
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles W. Daniel, an unmarried

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man, 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 on the day the same bears date.

Given under my hand and seal, this 29<sup>th</sup> day of October, 1976.

Wicki B. Hutchins  
Notary Public



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Shelby Cnty Judge of Probate, AL  
11/01/1976 12:00:00AM FILED/CERT



The following described land is in Tract No. 1 which lies north of U. S. Highway 280 and west of Cahaba Valley Road and is described as follows:

	<u>SEC.</u>	<u>TWP.</u>	<u>RGE.</u>
SE 1/4 of SE 1/4	19	18-S	1-W
A parcel of land situated in the NW 1/4 of SE 1/4 of Section 29, Township 18-S, Range 1-W, more particularly described as follows: Begin at a point 130 feet north of the NW corner of SW 1/4 of SE 1/4 of Section 29, Township 18, Range 1-W and run due north 312 feet; thence south 59 deg. 45 min. east along dividing line of land belonging to Hugh P. Bigler and lands herein described a distance of 657 feet to the R/O/W of Cahaba Valley Road (Montevallo and Asheville road); thence south 24 deg. 15 min. west along said R/O/W 264 feet; thence north 59 deg. 30 min. west along dividing line of land belonging to Misses Alta and Della Lee and the lands herein described a distance of 515 feet to point of beginning; being in the northwest corner of SW 1/4 of SE 1/4 and the southwest corner of NW 1/4 of SE 1/4 of said Section 29.	29	18-S	1-W
NE 1/4 of NW 1/4 and SE 1/4 of NW 1/4	29	18-S	1-W
NW 1/4 of NW 1/4, and N 1/2 of SW 1/4	29	18-S	1-W
That portion of the NW 1/4 of SE 1/4 lying north and west of Cahaba Valley Road, known as the "Old Ingall's Farm" and being more particularly described as follows: Begin at the northwest corner of NW 1/4 of SE 1/4 of said Section 29 and run thence south along the west line of said quarter-quarter section a distance of 894.72 feet to an iron pipe situated on a fence and hedge row; thence run south 59 deg. 30 min. east along said fence and hedge row 625.17 feet to the west line of the Leeds-Pelham Road (also known as the Cahaba Valley Road); thence run in a northeasterly direction along the west R/O/W line of said Cahaba Valley Road to its intersection with the north line of said quarter-quarter section; thence run west along the north line of said quarter-quarter section a distance of 1153.93 feet to the point of beginning.	29	18-S	1-W
A part of the S 1/2 of NE 1/4 of Section 29, Township 18-S, Range 1-W, being described as follows: Begin at the southwest corner of the SW 1/4 of NE 1/4 of said Section 29 and run north along the west line of said SW 1/4 of NE 1/4 a distance of 350.26 feet; thence east parallel with the south line of said forty 1331.12 feet to the west R/O/W line of Montevallo or Cahaba Valley Road; thence southwesterly along said road R/O/W to the south line of said SW 1/4 of NE 1/4 of said Section 29; thence west along said south line 1152.26 feet to the point of beginning.	29	18-S	1-W
SW 1/4 of NW 1/4 and W 1/2 of SW 1/4	29	18-S	1-W
NW 1/4; and W 1/2 of NE 1/4; and NE 1/4 of NE 1/4 and SE 1/4 of the Section and NW 1/4 of SW 1/4	30	18-S	1-W
SE 1/4 of NE 1/4	30	18-S	1-W
All that part of NE 1/4 of SW 1/4 of Section 30, Township 18-S, Range 1-W, lying north and west of Columbiana Road.	30	18-S	1-W

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Shelby Cnty Judge of Probate, AL  
11/01/1976 12:00:00AM FILED/CERT



	<u>SEC.</u>	<u>TMP.</u>	<u>RGE.</u>
SE 1/4 of SW 1/4 of Section 30, Township 18-S, Range 1-W, except 2 acres lying north and west of Columbiana Road.	30	18-S	1-W
NW 1/4 of SW 1/4, Section 31, Township 18-S, Range 1-W, except a strip 165 feet wide of uniform width across the north side of said 1/4-1/4 Section, except highway right-of-way.	31	18-S	1-W
That part of the SW 1/4 of SE 1/4 of Section 31, Township 18-S, Range 1-W, lying north of U. S. Highway 280, and that part of the SE 1/4 of SW 1/4 of Section 31, Township 18-S, Range 1-W, lying north of U. S. Highway 280, FEE; and that part of the SW 1/4 of SW 1/4 of Section 31, Township 18-S, Range 1-W, lying north of U. S. Highway 280, SURFACE.	31	18-S	1-W
SE 1/4 of SW 1/4 of NW 1/4; and E 1/2 of NW 1/4; and NE 1/4 of SW 1/4; and NW 1/4 of SE 1/4; all being subject to Alabama Highway R/O/W deed described as a strip of land shown as Parcel No. 8 on right-of-way map of Project F-214(15) as recorded in the office of the Judge of Probate, Shelby County in R/O/W Map Book No. 3 at Page 30, and being 24.3 acres.	31	18-S	1-W
Tracts 6, 8, 10, 12, 16, 18, 20, and 22 through 32, both inclusive, according to Jessica Ingram's Survey of NE 1/4, Section 31, Township 18-S, Range 1-W, as shown by Map Book 3 page 54 in the Probate Office of Shelby County, Alabama.	31	18-S	1-W
All that portion of the NW 1/4 of Section 32, Township 18-S, Range 1-W, lying west of the Cahaba Valley Road, except the following two tracts: (1) Tract sold to W. H. Hulsey as described in Deed Book 81 page 271 and particularly as follows: Beginning at the NW 1/4 corner of said Section 32 and go north 86 deg. 30 min. east 2210.5 feet to point of beginning of said exception; thence at an angle of 118 deg. 30 min. right bearing south 25 deg. 0 min. west 315 feet; thence at an angle of 118 deg. 30 min. left bearing north 86 deg. 30 min. east 315 feet to the NW side of public road; thence at an angle of 61 deg. 30 min. left bearing north 25 deg. east along public road 315 feet; thence at an angle of 118 deg. 30 min. left bearing south 86 deg. 30 min. west 315 feet to point of beginning, containing 2 acres, more or less, in said exception; and (2) Tract sold to Birmingham University School particularly described as follows: Beginning at the Northwest corner of Section 32, Township 18 South, Range 1 West of the Huntsville Principal Meridian run N 86° 30' E 2203.2 feet along the North line of said Section; thence S 24° 30' W 315.0 feet; thence N 86° 30' E 286.4 feet to the Westerly line of State Highway 119; thence S 26° 03' W along said Westerly line 1096.3 feet; thence N 53° 56' W 650.1 feet; thence N 78° 33' W 1352.7 feet to the West line of said Section 32; thence N 2° 58' W 470.0 feet along said West line to the point of beginning, containing 39.63 acres, more or less, in said exception.	32	18-S	1-W
This conveyance is also subject to the following instruments, documents, conveyances, proceedings, understandings, or agreements of any kind or nature pertaining to or in any way affecting the real property described in the within conveyance which are filed for record in the Office of the			



Judge of Probate as aforesaid: Any such instruments, documents, conveyances, proceedings, or agreements of any kind or nature pertaining to the use of or in any way restricting or affecting said property; transmission line permits; easements or rights-of-way; roadways, pipe line permits; lis pendens notices in connection with condemnation proceedings for highway, rights-of-way, roadways and other purposes; conveyances made to Shelby County, Alabama, or to the State of Alabama for roadway, highway and other purposes; title to all minerals not owned by grantor, within and underlying the premises, together with all mining and mineral rights and other rights, privileges, and immunities relating thereto; any instruments containing release of damages pertaining to the use of or in any way affecting said property, or any part thereof.



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Shelby Cnty Judge of Probate, AL  
11/01/1976 12:00:00AM FILED/CERT

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 NOV - 1 AM 10:52  
*Reed J. J. 504*  
*Conrad M. J. 504*  
JUDGE OF PROBATE