

THIS INSTRUMENT WAS PREPARED BY JAMES F. REDDOCH, JR.,
1701 DANIEL BUILDING, BIRMINGHAM, ALABAMA 35233.

STATE OF ALABAMA)

REAL 1385 PAGE 88

JEFFERSON COUNTY)

2447

WARRANTY DEED

That in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, to the undersigned grantor, OWC, LTD., a Delaware corporation, (hereinafter referred to as "GRANTOR"), in hand paid by the grantee, OWC DEVELOPMENT CORPORATION, a Delaware 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, the following described real estate, situated partly in Jefferson County, Alabama and partly in Shelby County, Alabama, to-wit:

Part of SW 1/4 of the SW 1/4 of Section 8, the SE 1/4 of the SE 1/4 of Section 7, and the NE 1/4 of the NE 1/4 of Section 18, Township 19 South, Range 2 West, situated in Jefferson County, Alabama, and part of the NW 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4 of Section 17, Township 19 South, Range 2 West, situated in Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the NE 1/4 of the NE 1/4 of Section 18, Township 19 South, Range 2 West, Jefferson County, Alabama, thence S 89° 51' 30" W 175.01 feet, thence S 04° 35' 59" W 120.83 feet, thence S 26° 30' 05" E 80.57 feet to a point, thence S 32° 53' 30" E 292.05 feet, thence S 36° 48' 00" E 315 feet more or less to the center line of the Cahaba River, said point being the point of beginning of the tract herein described; thence N 36° 48' 00" W 315 feet, thence N 32° 53' 30" W 292.05 feet, thence N 26° 30' 05" W 80.57 feet, thence N 04° 35' 59" E 120.83 feet to the North line of Section 18, Township 19 South, Range 2 West, thence N 89° 51' 30" E 175.01 feet to the Northeast corner of said Section 18, thence N 36° 54' 58" W 235.76 feet to the Southeast right of way of Old Rocky Ridge Road, thence 67° 49' 10" right to the tangent of a curve to the right, said curve having a central angle of 45° 10' 05" and a radius of 145.00 feet, thence run along the arc of said curve and along said right of way 114.31 feet to the point of tangency, thence N 78° 04' 15" E 19.69 feet to a curve to the left, said curve having a central angle of 19° 06' 10" and a radius of 212.12 feet, thence run along the arc of said curve 70.72 feet, thence 61° 01' 55" right to the tangent of the preceding curve run S 60° 00' 00" E 192.90 feet, thence N 37° 28' 34" E 37.80 feet, thence S 55° 07' 30" E 241.35 feet, thence N 46° 29' 50" E 225.52 feet, thence N 62° 45' 50" W 10.00 feet to a curve to the right, said curve having a central angle of 05° 19' 58" and a radius of 462.00 feet, thence run along the arc of said curve 43.00 feet, thence 97° 03' 32" right to the tangent of the preceding curve run N 39° 37' 40" E 349.94 feet, thence S 34° 40' 59" E 641.93 feet, thence S 34° 41' 56" E 633 feet more or less to the center line of the Cahaba River, thence run in a Westerly direction along the center line of the Cahaba River 1500 feet more or less to the point of beginning, and containing 24.124 acres more or less.



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Shelby Cnty Judge of Probate, AL
12/27/1976 12:00:00 AM FILED/CERT

BOOK 302 PAGE 889



Shelby Cnty Judge of Probate, AL
12/27/1976 12:00:00 AM FILED/CERT

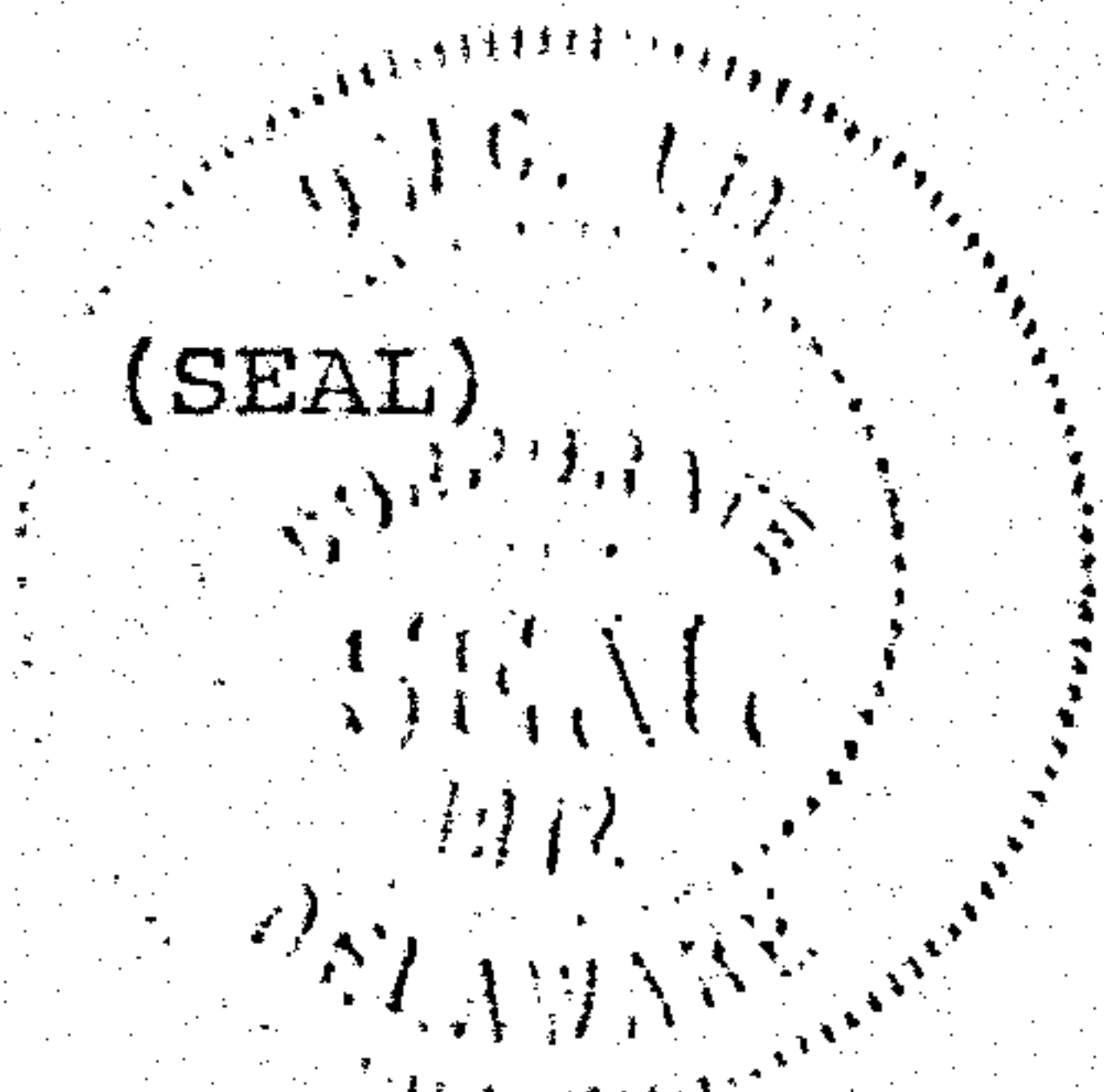
Subject to:

- (1) Ad valorem taxes.
- (2) Easements, restrictions and rights of way of record and such zoning or other restrictions as may be imposed by governmental authorities having jurisdiction thereof.

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

And the said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 the said GRANTEE, its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice-President, R. S. Martin, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 27th day of December, 1976.



OWC, LTD.

By *K. Maslow*
Its Vice-President

ATTEST:

Virgie D. Edwards
Its Assistant Secretary

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that R. S. Martin, whose name as Vice-President of OWC, Ltd., 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 and official seal, this the 27 day
of December, 1976.

Mary Sue Largin
Notary Public

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