

THIS INSTRUMENT PREPARED BY:

✓ K. MORGAN VARNER, III
Varner & Stephens
2020 Gas Light Tower
Atlanta, Georgia 30303

STATE OF _____, 7602

COUNTY OF _____.

19770418000035560 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/18/1977 12:00:00AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; that in consideration of due, good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, ROBERT L. PETTUS, JR., (herein referred to as "Grantor"), grant, bargain, sell and convey unto Thompson & Franklin 120 AG 370 Ltd., a Georgia Limited Partnership, (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to wit: An undivided one-tenth (1/10th) interest in and to:

All the lands conveyed under that deed from Joan L. Hicks and James J. Hicks to MYCA, Inc., as Trustee, dated June 29, 1973, and recorded in Deed Book 281, Page 213, of the Probate Office of Shelby County, Alabama, and under that deed from Shamrock Enterprises, Inc., to Oak Mountain Estates, Inc., dated December 7, 1959, and recorded in Deed Book 206, Page 448, of said Probate Office, and more particularly described as follows:

NW 1/4 of SW 1/4; NW 1/4 of SW 1/4 of SW 1/4 of Section 5;
SE 1/4 of SE 1/4 of SE 1/4 and SE 1/2 of NE 1/4 of SE 1/4 of SE 1/4, Section 6;
E 1/2 of NE 1/4 of NE 1/4; S 1/2 of SW 1/4 of NE 1/4; NE 1/4 of SW 1/4 of NE 1/4; SE 1/4 of NE 1/4; SE 1/4; S 1/2 of N 1/2 of NE 1/4 of SW 1/4 and N 1/2 of S 1/2 of NE 1/4 of SW 1/4 of Section 7;

All of Section 8, lying West of Florida Short Route Highway except that tract belonging to Carolyn C. Smith as described in Deed Book 127, Page 548; and located in Southwest corner of SE 1/4 of SW 1/4; Also the NW 1/4 of NW 1/4 of Section 17, All in Township 19 South, Range 1 West.

Also all of the SW 1/4 of SE 1/4 of Section 5, Township 19 South, Range 1 West lying West of Florida Short Route Highway except the North 200 feet thereof. All that part of the N 1/2 of SE 1/4 of Section 6, Township 19 South, Range 1 West, that lies East of center line of Cahaba Valley Highway right of way, EXCEPT the South 247 1/2 feet thereof.

LESS AND EXCEPT that certain parcel lying south of and adjacent to the above described parcel, said excepted parcel being described as follows:

SE 1/4; S 1/2 of N 1/2 of NE 1/4 of SW 1/4 and N 1/2 of S 1/2 of NE 1/4 of SW 1/4 of Section 7; W 1/2 of SW 1/4 of Section 8; All of the E 1/2 of SW 1/4 and SE 1/4 of NW 1/4 and NW 1/4 of NE 1/4 of Section 8 lying West of Florida Short Route Highway except that tract belonging to Carolyn C. Smith as described in Deed Book 127, Page 548, Probate Office of Shelby County, Alabama, and located in Southwest Corner of SE 1/4 of SW 1/4; Also the NW 1/4 of NW 1/4 of Section 17, all in Township 19 South, Range 1 West.

As part of the consideration hereof, the Grantee herein assumes and agrees to pay the obligation of the Grantor herein under and by virtue of that certain Mortgage from Thompson Properties 120 AA 370 Ltd., an Alabama Limited Partnership, to 280 Double Oak Mountain, Inc., an Alabama corporation, recorded in Book 344, Page 491, of the Office of the Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns forever.

And I do for myself and for my heirs, executors and administrators

covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said Premises; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____,
day of _____, 197_____.

Robert L. Petrus

STATE OF _____,

COUNTY OF _____.

19770418000035560 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned notary public in and for said County and State, hereby
certify that _____ whose name is signed to the
foregoing conveyance, and who is known to me, acknowledges before me on this date,
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 _____, day of _____,
197_____.

Notary Public

My commission expires on: _____.

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

Ed Jay \$.50
77 APR 18 AM 10:20 Rec. 3.00

Thomas A. Snowden, Jr. Ind. 1.00
JUDGE OF PROBATE \$ 4.50