

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

27

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Ninety-Eight Thousand Dollars (\$298,000.00) to the undersigned grantors, Leonard Hultquist, II and wife, Mary F. Hultquist, and Dale Parker and wife, Martha L. Parker, in hand paid by River Oaks Dev., Inc., a corporation, the receipt whereof is acknowledged, we, the said Leonard Hultquist, II and wife, Mary F. Hultquist, and Dale Parker and wife, Martha L. Parker, do grant, bargain, sell and convey unto the said River Oaks Dev., Inc., a corporation, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SW-1/4 of the SW-1/4 and the NW-1/4 of the SW-1/4 of Section 29, Township 19 South, Range 2 West, the SE-1/4 of the SE-1/4 and the NE-1/4 of the SE-1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the SW corner of said Section 29, thence in an Easterly direction along the South line of said Section 29, a distance of 1227.23 feet, thence 91° 16' 47" left, in a Northerly direction, a distance of 1357.54 feet, thence 88° 43' 31" left, in a Westerly direction, a distance of 1226.13 feet, thence 1° 12' 14" right, in a Westerly direction, a distance of 309.62 feet to a point on the Easterly line of the proposed Interstate Highway 65, thence 83° 26' 39" left in a Southwesterly direction, along the Easterly right-of-way line of said Highway 65, a distance of 884.45 feet, thence 12° 00' 32" right, in a Southwesterly direction, along said right-of-way line, a distance of 106.33 feet to the beginning of a curve to the left, said curve having a radius of 11,309.16 feet and a central angle of 1° 55' 07", thence 22° 20' 54" left, measured to tangent, in a Southerly direction, along said right-of-way line, and along arc of said curve a distance of 378.74 feet to a point on the South line of the SW-1/4 of the SE-1/4 of Section 30, Township 19 South, Range 2 West, thence 84° 22' 55" left, in an Easterly direction, along the South line of said 1/4-1/4 section, a distance of 470.77 feet to the point of beginning.

EXCEPT 0.80 acres, identified as Tract No. 43, a State of Alabama Highway Department, Project No. I-65-2(37), dated May 25, 1976.

Subject to easements and restrictions of record.

\$240,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said River Oaks Dev., Inc., a corporation, its successors and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said River Oaks Dev., Inc., a corporation, its successors and assigns, that we are lawfully seized in fee simple of said

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premises; that they are free from all encumbrances, except 1977 taxes; 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 River Oaks Dev., Inc., a corporation, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27th day of July, 1977.

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

1977 AUG -1 AM 9:06

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Seed Mtg 58.00
Rev. 4.00
Ind. 1.00

63.00

see mtg.

STATE OF ALABAMA) *307-962*
JEFFERSON COUNTY)

Leonard Hultquist, II
Leonard Hultquist, II

Mary F. Hultquist
Mary F. Hultquist

Dale Parker
Dale Parker

Martha L. Parker
Martha L. Parker

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Leonard Hultquist, II and wife, Mary F. Hultquist and Dale Parker and wife, Martha L. Parker, 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 the 27th day of July, 1977.

CB Holliman
Notary Public
MY COMMISSION EXPIRES APRIL 15, 1979



19770801000079120 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/01/1977 12:00:00AM FILED/CERT

This instrument was prepared by Daniel M. Spitler, Attorney, Suite 100, Spitler Building, 1970 Chandalar South Office Park, Pelham, Alabama 35124.