

This instrument was prepared by

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1725

STATE OF ALABAMA)

COUNTY OF SHELBY)



19770916000098030 1/3 \$.00
Shelby Cnty Judge of Probate, AL
09/16/1977 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FIVE HUNDRED THIRTY-FIVE THOUSAND ONE HUNDRED SEVENTY-EIGHT AND NO/100 DOLLARS (\$535,178.00) to the undersigned grantor, OAK PARK DEVELOPMENT CORPORATION, a corporation, in hand paid by CAHABA VALLEY HOMES, INC., a corporation, DAVIS AND PERKINS, INC., a corporation, and BOBBIE D. EDDLEMAN, as trustee for the benefit of DOUGLAS D. EDDLEMAN and SUSAN E. EDDLEMAN, under trust dated September 7, 1977, (hereinafter sometimes referred to as the GRANTEES), the receipt of which is hereby acknowledged, the said OAK PARK DEVELOPMENT CORPORATION does by these presents, grant, bargain, sell and convey unto the said GRANTEES, as tenants in common, in the following proportions: to the said CAHABA VALLEY HOMES, INC., a corporation, an undivided nine-twentieths (9/20) interest; to the said DAVIS AND PERKINS, INC., a corporation, an undivided one-half (1/2) interest; to the said BOBBIE D. EDDLEMAN, as trustee for the benefit of DOUGLAS D. EDDLEMAN and SUSAN E. EDDLEMAN, under trust dated September 7, 1977, an undivided one-twentieth (1/20) interest, the following described real estate:

Part of the NW 1/4, and part of the NW 1/4 of NE 1/4, both in Section 6, Township 19 South, Range 1 West; and part of the SE 1/4 of NE 1/4, Section 1, Township 19 South, Range 2 West; in Shelby County, Alabama, said parts being more particularly described as follows:

Beginning at the southeast corner of said NW 1/4, run west along the south line of said NW 1/4 for a distance of 2655.71 feet to the southwest corner of said NW 1/4; thence continue west along the same course for a distance of 185.0 feet; thence turn an angle to the right of 38°43' and run northwesterly for a distance of 232.23 feet; thence turn an angle to the right of 7°17' and run northwesterly for a distance of 266.47 feet to the easterly line of a proposed road right of way; thence turn an angle to the right of 60°15' and run northeasterly along said road right of way for a distance of 225.36 feet to the point of curve of a curve to the right, said curve having a central angle of 24°00' and a radius of 205.23 feet; thence along the arc of said curve to the right for 85.97 feet to the end of said curve; thence northeasterly along a line tangent to said curve for 43.0 feet to the point of curve

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of a curve to the right, said curve having a central angle of $13^{\circ}30'$ and a radius of 291.06 feet; thence northeasterly along the arc of said curve to the right for 68.58 feet to the end of said curve; thence northeasterly along a line tangent to said curve for a distance of 225.0 feet to the point of curve of a curve to the right, said curve having a central angle of $6^{\circ}00'$ and a radius of 542.43 feet; thence along the arc of said curve to the right for 56.80 feet to the end of said curve; thence northeasterly along a line tangent to said curve for a distance of 505.0 feet to the point of curve of a curve to the left, said curve having a central angle of $2^{\circ}00'$ and a radius of 2894.50 feet; thence northeasterly along the arc of said curve to the left for 101.05 feet to the end of said curve; thence northeasterly along a line tangent to said curve for 197.0 feet to the point of curve of a curve to the left, said curve having a central angle of $14^{\circ}00'$ and a radius of 640.83 feet; thence northeasterly along the arc of said curve to the left for 156.58 feet to the end of said curve; thence northeasterly along a line tangent to said curve for 109.0 feet to the point of curve of a curve to the left, said curve having a central angle of $10^{\circ}00'$ and a radius of 601.50 feet; thence along the arc of said curve to the left for 104.98 feet to the end of said curve; thence northeasterly along a line tangent to said curve for 108.0 feet to the point of curve of a curve to the left, said curve having a central angle of $18^{\circ}00'$ and a radius of 345.69 feet; thence northeasterly along the arc of said curve to the left for 108.60 feet to the end of said curve; thence northeasterly along a line tangent to said curve for 28.0 feet to the point of curve of a curve to the left, said curve having a central angle of $9^{\circ}00'$ and a radius of 665.31 feet; thence northeasterly along the arc of said curve to the left for 104.51 feet to the end of said curve; thence northerly along a line tangent to said curve for 75.0 feet to the point of curve of a curve to the left, said curve having a central angle of $4^{\circ}00'$ and a radius of 1169.36 feet; thence northerly along the arc of said curve to the left for 81.64 feet to the end of said curve; thence turn an angle to the right of $78^{\circ}26'$ from a northerly extension of the chord of said 81.64 foot arc and run easterly for a distance of 754.03 feet; thence turn an angle to the left of $17^{\circ}21'$ and run northeasterly for a distance of 490.0 feet; thence turn an angle to the right of $53^{\circ}10'$ and run southeasterly for a distance of 385.0 feet; thence turn an angle to the left of $20^{\circ}00'$ and run southeasterly for a distance of 280.0 feet; thence turn an angle to the right of $25^{\circ}25'$ and run southeasterly for a distance of 295.0 feet; thence turn an angle to the right of $58^{\circ}36'$ and run southerly for a distance of 315.0 feet; thence turn an angle to the right of $26^{\circ}00'$ and run southwesterly for a distance of 320.0 feet, more or less, to a point on the south line of said NW 1/4 of NE 1/4 which is 175.0 feet east of the southwest corner of said 1/4-1/4 section; thence turn an angle to the right of $61^{\circ}00'$ and run west along said south line for a distance of 175.0 feet to said southwest corner; thence run south along the east line of the SE 1/4 of NW 1/4 of said Section 6 for 1315.18 feet, more or less to the southeast corner of said NW 1/4, the point of beginning; containing 124.46 acres, more or less.

This conveyance is subject to the following:

That portion of subject property located in the NW 1/4 of the NW 1/4 of Section 6, Township 19, Range 1 West, is subject to the reservation of mineral, mining and related rights, and rights, privileges and immunities relating thereto, as reserved in Deed Book 66, Page 34, in the Shelby County Probate Office. That portion of subject property located in the SE 1/4 of the NE 1/4 of Section 1, Township 19, Range 2 West, is subject to the reservation of mineral, mining and related rights, and rights, privileges and immunities relating thereto, as reserved in Deed Book 32, Page 48, in the Shelby County Probate Office.

Property is conveyed subject to any easements and rights of way of record.

Property is conveyed subject to ad valorem taxes due and payable October 1, 1977.

Property is conveyed subject to any applicable zoning ordinances and other governmental regulations as to use.

TO HAVE AND TO HOLD, TO the said GRANTEES, their heirs and assigns forever.

And said OAK PARK DEVELOPMENT CORPORATION DOES for itself, its successors and assigns, covenant with said GRANTEES, their heirs 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said OAK PARK DEVELOPMENT CORPORATION by its ~~Vice~~ President, R. Caldwell Englund, who is authorized to execute this conveyance, has hereto set its signature and seal,

this, the 15th day of September, 1977.

OAK PARK DEVELOPMENT CORPORATION

By R. Caldwell Englund
~~Vice~~ President

STATE OF ALABAMA.)

COUNTY OF SHELBY)

I, Elizabeth P. Masters a Notary Public in and for said County, in said State, hereby certify that R. Caldwell Englund whose name as ~~Vice~~ President of Oak Park Development Corporation 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 15th day of September, 1977.

Elizabeth P. Masters
Notary Public

Notary Public,
State of Alabama at Large
My Commission Expires August 25, 1980

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

1977 SEP 16 AM 10:39

Thomas G. [unclear]
JUDGE OF PROBATE

Rec. 535.50
4.50
1.00
Extra
541.50



19770916000098030 3/3 \$.00
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