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THIS INSTRUMENT PREPARED BY:

19780626000080520 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/26/1978 12:00:00AM FILED/CERT

NAME: Daniel M. Spitler, Attorney
1970 Chandalar South Office Park
ADDRESS: Pelham, Alabama 35124

Form 1-1-6

CORPORATION FORM WARRANTY DEED— ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100-----DOLLARS,
And Other Good and Valuable Consideration
to the undersigned grantor, River Oaks Dev., Inc., a corporation,
in hand paid by Acres, Inc., a corporation,

the receipt of which is hereby acknowledged, the said
River Oaks Dev., Inc., a corporation,
does by these presents, grant, bargain, sell and convey unto the said
Acres, Inc., a corporation,

the following described real estate, situated in Shelby County, Alabama, to-wit:

That property known as Quail Run Subdivision, as recorded in Map
Book 7, Page 22, in the Office of the Judge of Probate of Shelby
County, Alabama, LESS AND EXCEPT those lots previously conveyed
by River Oaks Dev., Inc.

See Exhibit "A" attached hereto and made a part hereof as fully
as if set out herein for additional legal description of property
being conveyed hereby.

Subject to easements and restrictions of record, development loans
and construction loans to Birmingham Trust National Bank and mineral
and mining rights not owned by grantors.

TO HAVE AND TO HOLD, To the said Acres, Inc., a corporation, its successors
~~their~~ and assigns forever.

And said River Oaks Dev., Inc., a corporation, does for itself, its successors
and assigns, covenant with said Acres, Inc., a corporation, its successors

~~their~~ and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances.
except as shown 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 Acres, Inc., a corporation,
its successors

~~their~~ executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said River Oaks Dev., Inc., by its
President, Aubrey A. Byrd, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 13th day of June, 1978.

ATTEST: RIVER OAKS DEV., INC.

Secretary

By Aubrey A. Byrd
President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in
said State, hereby certify that Aubrey A. Byrd,
whose name as President of River Oaks Dev., Inc.,
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 13 day of June, 1978.

Daniel M. Spitler
Notary Public

Jack A

BOOK 313 PAGE 151

EXHIBIT "A"

That part of N 1/2 of the SW 1/4 of SE 1/4 of SW 1/4, and SW 1/4 of SE 1/4 of Section 29, Township 19 South, Range 2 West, more particularly described as follows: Begin at the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 29; thence in a Southerly direction along the East line of said 1/4-1/4 section a distance of 1314.50 feet to the Southeast corner of said 1/4-1/4 section; thence 14° 37' 30" left in a Southeasterly direction a distance of 1225.30 feet to the Northwestern right of way line of Cahaba Valley Road, said point being on a curve to the left, said curve having a radius of 2904.79 feet and a central angle of 6° 54' 13"; thence 86° 10' 43" right (measured to tangent of said curve), in a Southwesterly direction along arc of said curve, a distance of 350.0 feet; thence 100° 43' 30" right (measured from tangent of said curve), in a Northwesterly direction, a distance of 1413.51 feet; thence 74° 02' 37" left in a Westerly direction a distance of 908.88 feet; thence 137° 23' right, in a Northeasterly direction, a distance of 473.39 feet; thence 114° 23' left in a Northwesterly direction a distance of 285.14 feet; thence 23° left in a Westerly direction, a distance of 226.0 feet; thence 90° right in a Northerly direction, a distance of 600.0 feet; thence 90° left in a Westerly direction a distance of 136.0 feet; thence 90° right in a Northerly direction, a distance of 239.0 feet to the North line of said North 1/2 of the Southwest 1/4 of said Section 29; thence 90° right in an Easterly direction, along said North line, a distance of 1527.81 feet to the point of beginning.

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 Southeast 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 Southwest 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 deg. 16 min. 47 sec. left, in a Northerly direction, a distance of 1357.54 feet; thence 88 deg. 43 min. 31 sec. left, in a Westerly direction, a distance of 1226.13 feet; thence 1 deg. 12 min. 14 sec. 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 deg. 26 min. 39 sec. left in a Southwesterly direction, along the Easterly right of way line of said Highway 65, a distance of 884.45 feet; thence 12 deg. 00 min. 37 sec. 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 deg. 55 min. 07 sec.; thence 22 deg. 20 min. 54 sec. 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 deg. 22 min. 55 sec. 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 Number 43 - A State of Alabama Highway Department, Project Number 1-65-7 (37) dated May 25, 1976.



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

JUN 26 PM 1:40

Thomas A. [Signature]
JUDGE OF PROBATE

Deed .50
Rec. 3.00
Fees 1.00
4.50