

THIS DOCUMENT WAS PREPARED BY:

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Attorney at Law
Post Office Box 1297
Birmingham, Alabama 35201

RETURN TO

1092
19781128000159550 1/5 \$.00
Shelby Cnty Judge of Probate, AL
11/28/1978 12:00:00AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTIES OF JEFFERSON AND SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00) in hand paid by THE HARBERT-EQUITABLE JOINT VENTURE, an Alabama General Partnership, under Joint Venture Agreement dated January 30, 1974, composed of Harbert Construction Corporation, a corporation, and The Equitable Life Assurance Society of the United States, a corporation (hereinafter referred to as "GRANTEE"), to the undersigned Florence Rutherford, a single woman, Marion C. Rutherford and wife, Linda Rutherford, Phillip Ronel Rutherford and wife, Karen Rutherford, and Rita Kathryn Rutherford, a single woman (hereinafter referred to as "GRANTORS"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate situated in Jefferson County and Shelby County, Alabama:

A tract of land situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 19, Township 19 South, Range 2 West, Jefferson County, Alabama and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the SW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 20; thence North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$, 1,321.34 feet to the SE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 19; thence 87 deg. 16'08" left, West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$, 609.54 feet; thence 87 deg. 24'07" right, 825 feet, more or less, to the centerline of the Cahaba River; thence Northeasterly along a meander line and centerline of said river 678 feet, more or less, to the intersection of said river centerline and the North line of said $\frac{1}{4}$ - $\frac{1}{4}$; thence N 88 deg. 23'59"E along said $\frac{1}{4}$ - $\frac{1}{4}$ line 151 feet, more or less, to the Westerly right-of-way of Interstate Highway 65, said point also being the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$; thence 90 deg. 26'44" right, along said right-of-way and South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$, 353.75 feet; thence 18 deg. 00'23" left along said right-of-way 325.51 feet; thence 45 deg. 00'00" right, along said right-of-way, 141.42

feet; thence 45 deg. 00'00" left, along said right-of-way 147.00 feet to a curve to the right, said curve having a central angle of 01 deg. 10'10" and a radius of 3,419.72 feet; thence along said curve and right-of-way 69.80 feet; thence 28 deg. 15'14" left from tangent of said curve and along said right-of-way 103.11 feet; thence 29 deg. 45'14" right, tangent to a curve to the right, said curve having a central angle of 05 deg. 37'30" and a radius of 3,469.72 feet; thence along said curve and right-of-way 340.64 feet; thence 36 deg. 35'20" left from tangent of said curve and along said right-of-way 115.40 feet; thence 38 deg. 05'20" right, tangent to a curve to the right, said curve having a central angle of 09 deg. 00'00" and a radius of 3,539.72 feet; thence along said curve and right-of-way 556.02 feet; thence 15 deg. 13'42" right from tangent of said curve and along said right-of-way 189.56 feet; thence 12 deg. 13'42" left, tangent to a curve to the right, said curve having a central angle of 07 deg. 58'11" and a radius of 3,494.72 feet thence along said curve and right-of-way 486.10 feet to the South line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 20; thence 99 deg. 44'29" right, from tangent of said curve, leaving said right-of-way West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$, 266.28 feet to the point of beginning and containing 28.9 acres, more or less.

Such land is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1978, and October 1, 1979.
2. Mineral and mining rights not owned by GRANTORS.
3. Any applicable zoning ordinances.
4. Existing easements, rights of way and restrictions of record.

\$106,500.00 of the purchase price recited above was paid from a mortgage loan executed simultaneously herewith.

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

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals, on this the 27 day of Nov, 1978.

WITNESSES:

[Signature]

Florence Rutherford
FLORENCE RUTHERFORD, a single woman

Lester A. Beabout

WITNESSES:

[Signature]

Marion C. Rutherford
MARION C. RUTHERFORD

Lester A. Beabout



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WITNESSES:

[Signature]

Linda Rutherford

LINDA RUTHERFORD, wife of Marion C. Rutherford

Jerena A Beabout

WITNESSES:

[Signature]

Phillip Ronel Rutherford

PHILLIP RONEL RUTHERFORD

Jerena A Beabout

WITNESSES:

[Signature]

Karen Rutherford

KAREN RUTHERFORD, wife of Phillip Ronel Rutherford

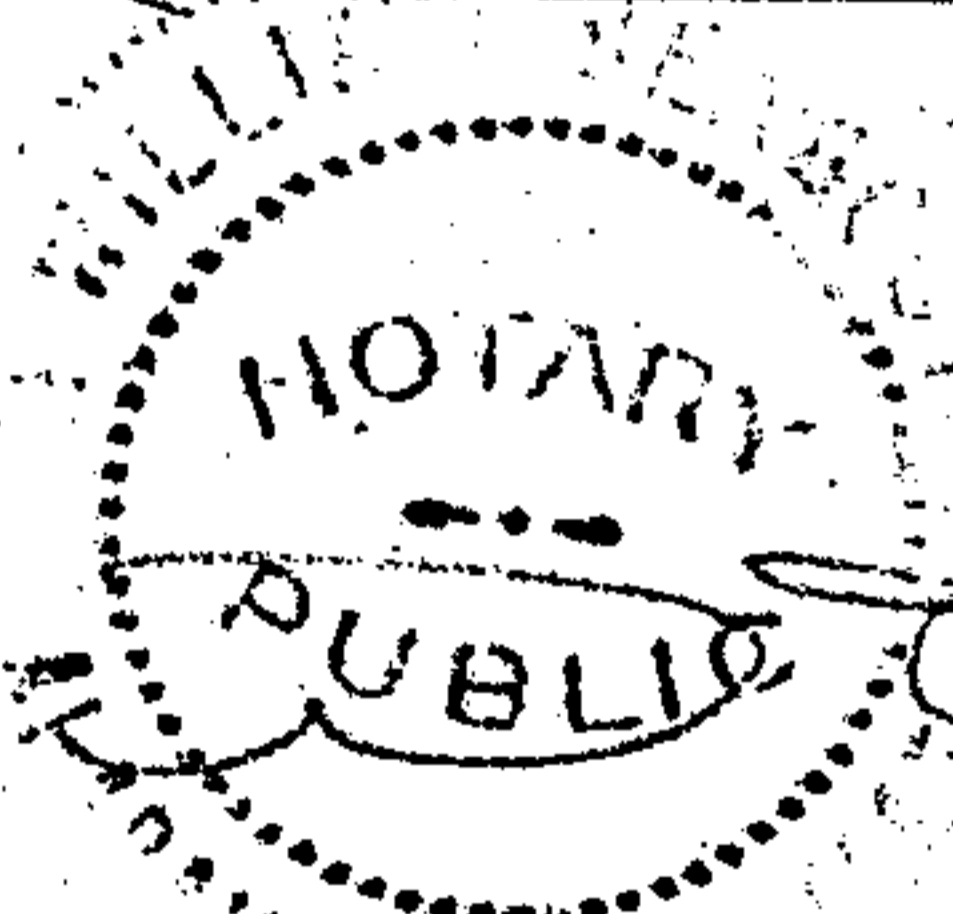
Jerena A Beabout

WITNESSES:

[Signature]

Rita Kathryn Rutherford
RITA KATHRYN RUTHERFORD, a single woman

Jerena A Beabout



[Signature]



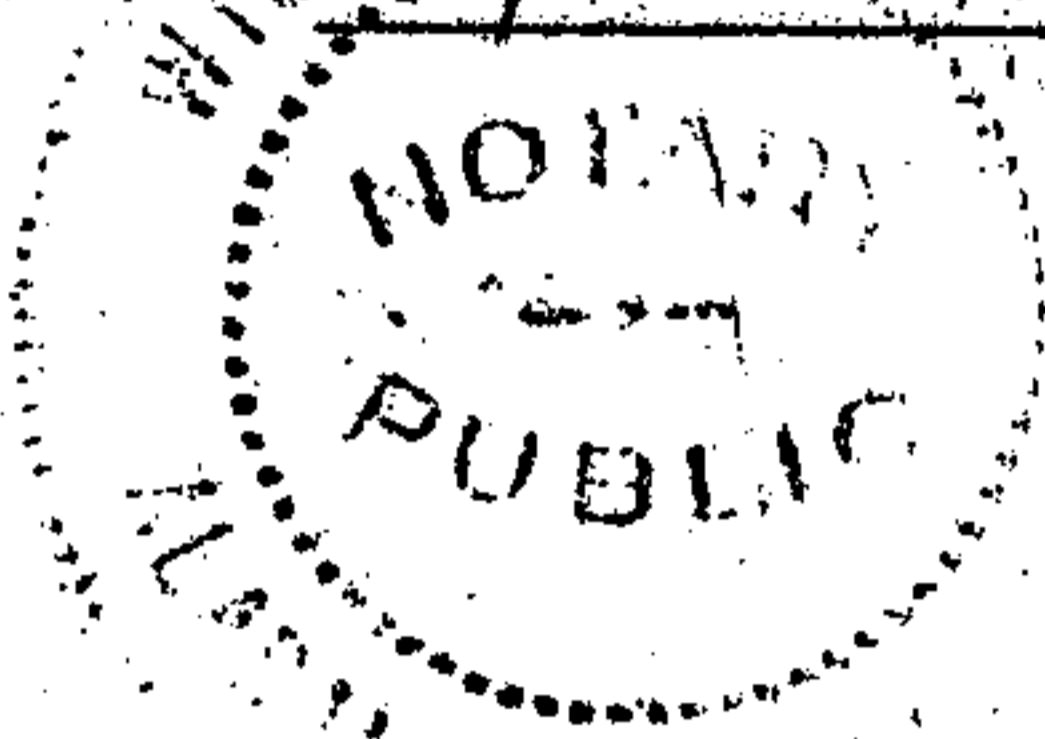
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STATE OF ALABAMA)

COUNTY OF SHELBY)

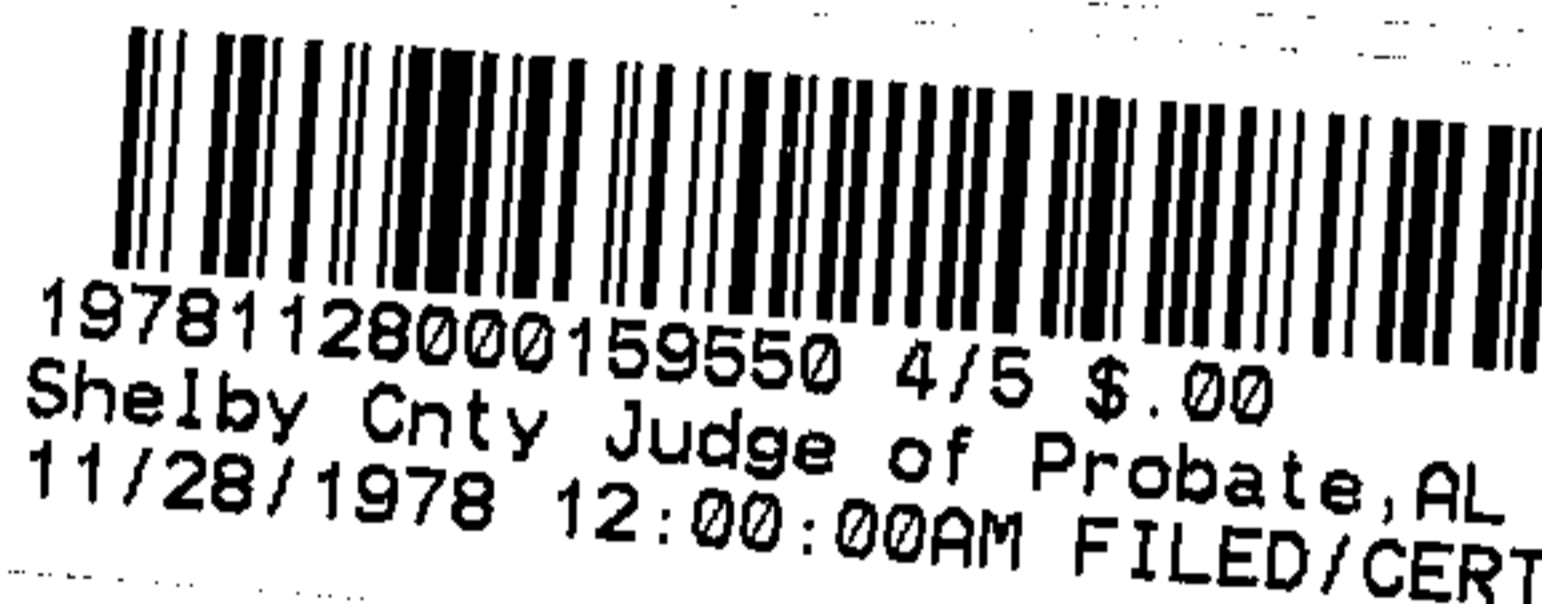
I, W E BEABOUT, a Notary Public in and for said County in said State, hereby certify that FLORENCE RUTHERFORD, a single woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27 day of November, 1978.



W E Beabout
Notary Public

My commission expires: My Commission Expires May 22, 1982

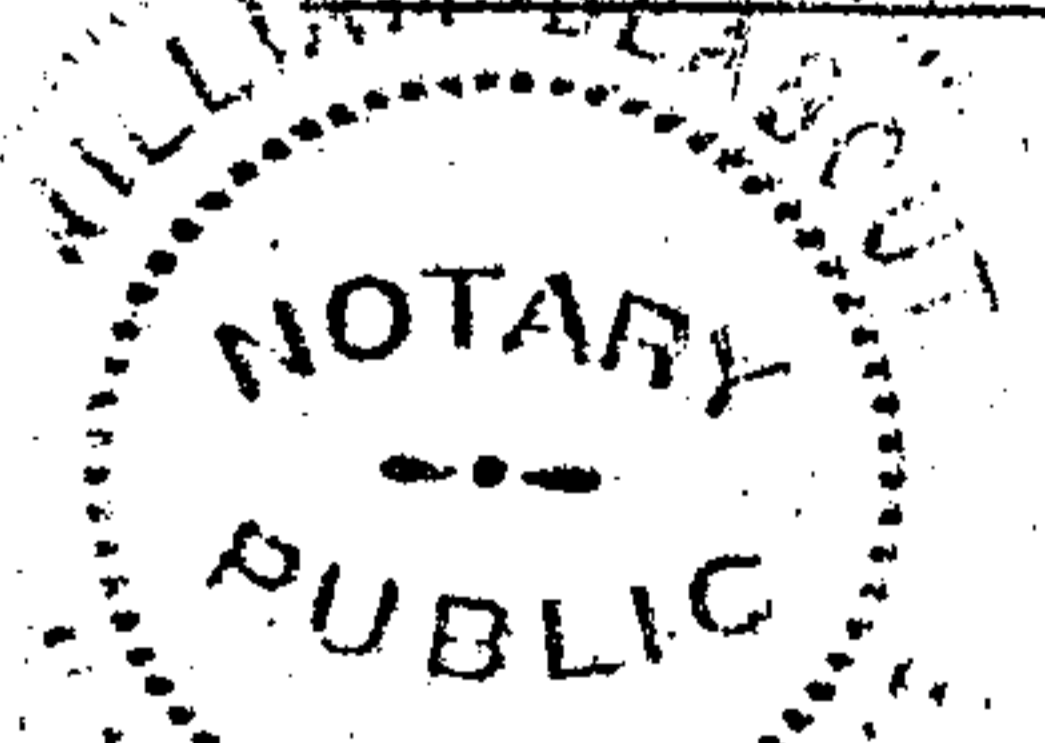


STATE OF ALABAMA)

COUNTY OF SHELBY)

I, W E BEABOUT, a Notary Public in and for said County in said State, hereby certify that MARION C. RUTHERFORD and wife, LINDA RUTHERFORD, 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 27 day of November, 1978.



W E Beabout
Notary Public

My commission expires: My Commission Expires May 22, 1982

STATE OF ALABAMA)

COUNTY OF BEAUFORT)

I, JOHN E. BEAUFORT, a Notary Public in and for said County in said State, hereby certify that PHILLIP RONEL RUTHERFORD and wife, KAREN RUTHERFORD, 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 27 day of Nov, 1978.

[Signature]
Notary Public

My Commission Expires May 22, 1982

My commission expires: _____

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STATE OF ALABAMA)

COUNTY OF SHELBY)

I, RITA KATHRYN RUTHERFORD, a Notary Public in and for said County in said State hereby certify that RITA KATHRYN RUTHERFORD, a single woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27 day of Nov, 1978.

[Signature]
Notary Public

My commission expires: _____ My Commission Expires May 22, 1982

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

NOV 28 AM 10:52

CLERK OF PROBATE

Deed \$3.50 See mtg. 385-837
Rec. 3.00
Ind. 1.00
53.00