

WARRANTY DEED

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19790102000000030 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/02/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS, That

For and in consideration of One Hundred Dollars (\$100.00) and the receipt of an interest in the partnership known as Valleydale Development Company, a partnership consisting of Peggy Spain McDonald, William C. McDonald, Jr. and Valleydale Four Investment Company, a partnership consisting of Brice Development Company, Inc., Felix Drennen, C. Ben Nevins and Sam R. Dewey, to the undersigned grantor, PEGGY SPAIN MCDONALD, in hand paid by VALLEYDALE DEVELOPMENT COMPANY, a partnership as aforesaid, the receipt whereof is hereby acknowledged, we the said PEGGY SPAIN MCDONALD and husband, WILLIAM C. MCDONALD, JR., do

Grant, Bargain, Sell and Convey unto the said VALLEYDALE DEVELOPMENT COMPANY, a partnership, the following described real estate, to-wit:

Begin at the Southeast corner of the SW-1/4 of the NW-1/4 of Section 29, Township 19 South, Range 2 West, and run West along the South line of said quarter section a distance of 525.05 feet to a point; thence 88 degrees 46 minutes to the right in a Northerly direction a distance of 1347.14 feet to a point on the Southeasterly line of Valley Dale Road; thence 48 degrees 01 minutes to the right in a Northeasterly direction along the Southeasterly line of Valley Dale Road a distance of 540.33 feet to a point; said point being on a curve to the right having a radius of 5329.53 feet and a central angle of 1 degree 45 minutes 24 seconds; thence 0 degree 58 minutes 42 seconds to the left (angle measured to tangent) and along the arc of said curve to the right and along the Southeasterly line of Valley Dale Road a distance of 163.40 feet to a point on the East line of the Northwest quarter of said section; thence 131 degrees 06 minutes 18 seconds to the right (angle measured to tangent) in a Southerly direction along the East line of said quarter section a distance of 1829.50 feet to the point of beginning;

SUBJECT TO:

1. Taxes due 10/1/79;
2. Mineral and mining rights incident thereto, as recorded in Birmingham Volume 154, page 27, and in Shelby Volume 5, page 712, in the Probate Office of Shelby County, Alabama;
3. Right of way to Alabama Power Company, as recorded in Shelby Volume 129, page 570, in said Probate Office;

situated in Shelby County, Alabama;

TO HAVE AND TO HOLD to the said VALLEYDALE DEVELOPMENT COMPANY, a partnership, its successors and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators, covenant with said VALLEYDALE DEVELOPMENT COMPANY, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as noted; that we will, and our heirs, executors and administrators

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Shelby County, Alabama
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shall, warrant and defend the same to the said VALLEYDALE DEVELOPMENT COMPANY, its successors and assigns, forever, against the lawful claims of all persons.

Given under our hands and seals, this the 11th day of December, 1978.

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

3 JAN 22 AM 9:46

STATE OF ALABAMA
JEFFERSON COUNTY

Peggy Spain McDonald (SEAL)
PEGGY SPAIN MCDONALD
William C. McDonald, Jr. (SEAL)
WILLIAM C. MCDONALD, JR.

Rec. 3.00
1.00

405.50

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Peggy Spain McDonald and husband, William C. McDonald, Jr., 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 11th day of December, 1978.

Richard S. Riley
Notary Public

This Instrument Prepared By:
Richard S. Riley
SPAIN, GILLON, RILEY, TATE & ETHEREDGE
1700 John A. Hand Bldg.
Birmingham, Alabama 35203
328-4100



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