

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, THAT

For and in consideration of the receipt of and interest in the partnership known as Valleydale Development Company, consisting of Peggy Spain McDonald, William C. McDonald, Jr., and Valleydale Four Investment Company, a partnership, by the undersigned Valleydale Four Investment Company, a partnership (herein referred to as grantor), the grantor does grant, bargain, sell and convey unto said Valleydale Development Company, a partnership, the following described real estate, situated in Shelby County, Alabama, to wit:

A parcel of land situated in the W-1/2 of the NW-1/4 of Section 29, Township 19, South, Range 2 West, being more particularly described as follows: Begin at the SW corner of the NW-1/4 of Section 29, Township 19 South, Range 2 West, and run North along the West line of said quarter section a distance of 712.51 feet to a point on the Southeasterly right of way line of Valley Dale Road, said point also being on a curve to the left having a radius of 5845.00 feet and a central angle of 4 degrees 23 minutes 38 seconds; thence 51 degrees 28 minutes 38 seconds to the right (angle measured to tangent) in a Northeasterly direction along the arc of said curve to the left and along the Southeasterly line of Valley Dale Road a distance of 448.24 feet to the P. T. (point of tangent) of said curve; thence in the tangent to said curve and along the Southeasterly line of Valley Dale Road a distance of 534.64 feet to a point; thence 90 degrees 00 minutes to the right in a Southeasterly direction along the Southeasterly line of Valley Dale Road a distance of 75.00 feet to a point; thence 89 degrees 04 minutes to the left in a Northeasterly direction along the Southeasterly line of Valley Dale Road a distance of 23.70 feet to a point; thence 131 degrees 59 minutes to the right in a Southerly direction a distance of 1347.14 feet to a point on the South line of the NW-1/4 of said Section 29; thence 91 degrees 14 minutes to the right in a Westerly direction along the South line of said quarter section a distance of 800.00 feet to the point of beginning. Contains 853680.32 square feet or 19.60 acres;

SUBJECT TO:

1. Taxes due October 1, 1979;
2. Mineral and mining rights and rights incident thereto;
3. Right of way to Alabama Power Company recorded in Vol. 129, page 570, and Vol. 164, page 172, in the Probate Office of Shelby County, Alabama;
4. Right of way to Alabama Gas recorded in Vol. 206, page 33, and Vol. 206, page 36, 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.


 19790102000000460 1/3 \$.00
 Shelby Cnty Judge of Probate, AL
 01/02/1979 12:00:00AM FILED/CERT

Sadler, Sadler, Sullivan & Tel
 1750 - 1st St. S. Natural Bldg.
 Birmingham, AL 35203

BOOK 317 PAGE 74

And the grantor does, for itself and for its heirs, executors, successors, and administrators, covenant with said Valleydale Development Company, a partnership, its successors and assigns, that the grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted; and that the grantor will, and its heirs, executors, administrators, and successors shall, warrant and defend the same to the said Valleydale Development Company, a partnership, its successors and assigns, forever, against the lawful claims of all persons.

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

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VALLEYDALE FOUR INVESTMENT COMPANY, a partnership

BY: BRICE INVESTMENT COMPANY, INC.,
a corporation, a general partner

BY: Houston A. Brice, Jr.
Houston A. Brice, Jr.,
Its President

Sam R. Dewey
Sam R. Dewey, a general partner

Felix M. Drönnen III
Felix M. Drönnen, III,
a general partner

C. Ben Nevins
C. Ben Nevins, a general partner

The State of Alabama)
Jefferson County)

I, William S. Fishburne, III, a Notary Public in and for said County in said State, hereby certify that Sam R. Dewey 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, he executed the same voluntarily on the day the same bears date.

Given under my hand this 11th day of December, A.D. 1978:

William S. Fishburne, III
Notary Public

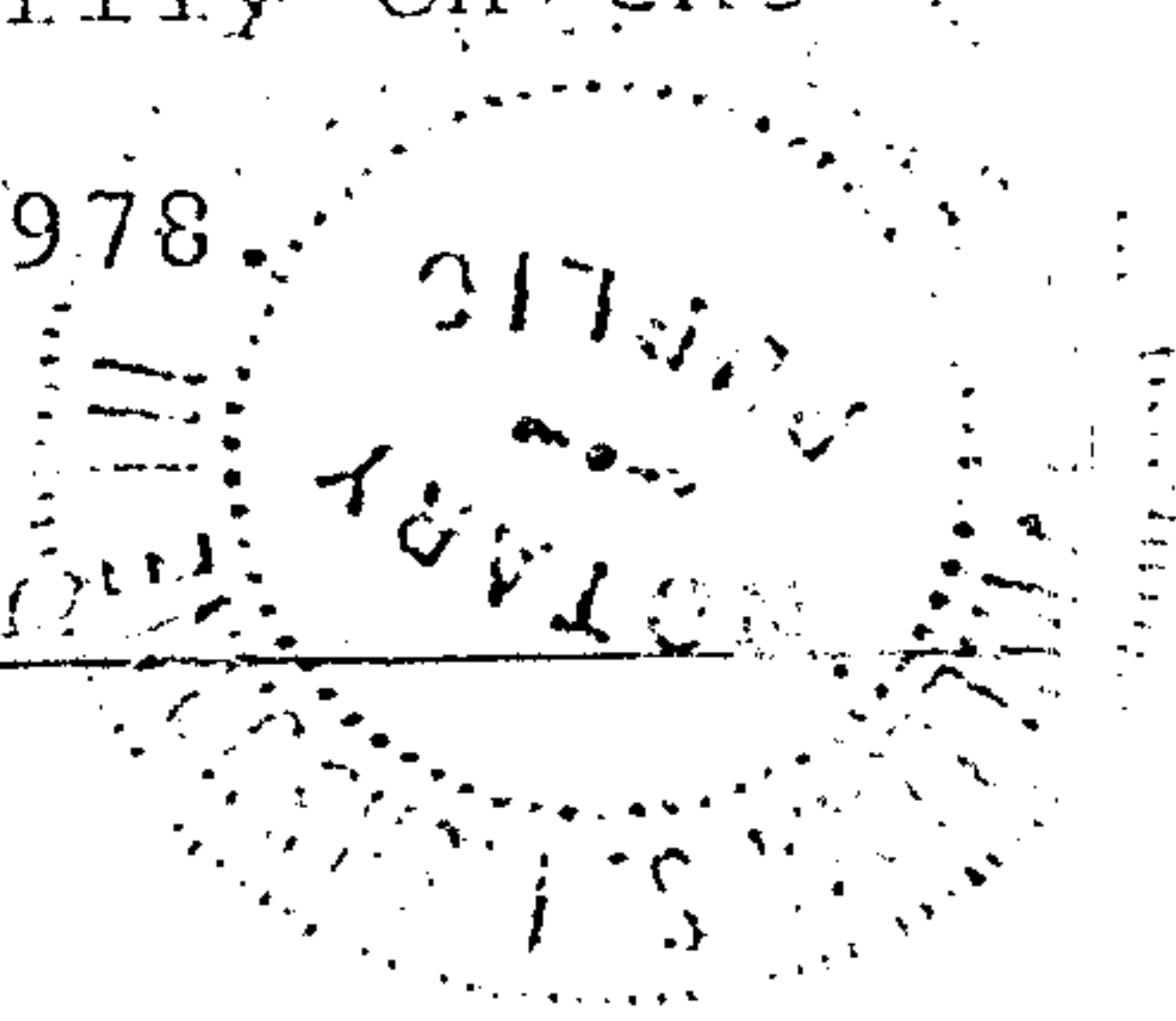


19790102000000460 2/3 \$.00
Shelby Cnty Judge of Probate, AL
01/02/1979 12:00:00AM FILED/CERT

The State of Alabama)
Jefferson County)

I, William S. Fishburne, III, a Notary Public in and for said County and State hereby certify that Felix M. Drennen, III, 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, he executed the same voluntarily on the day the same bears date.
Given under my hand this 11th day of December, A.D. 1978.

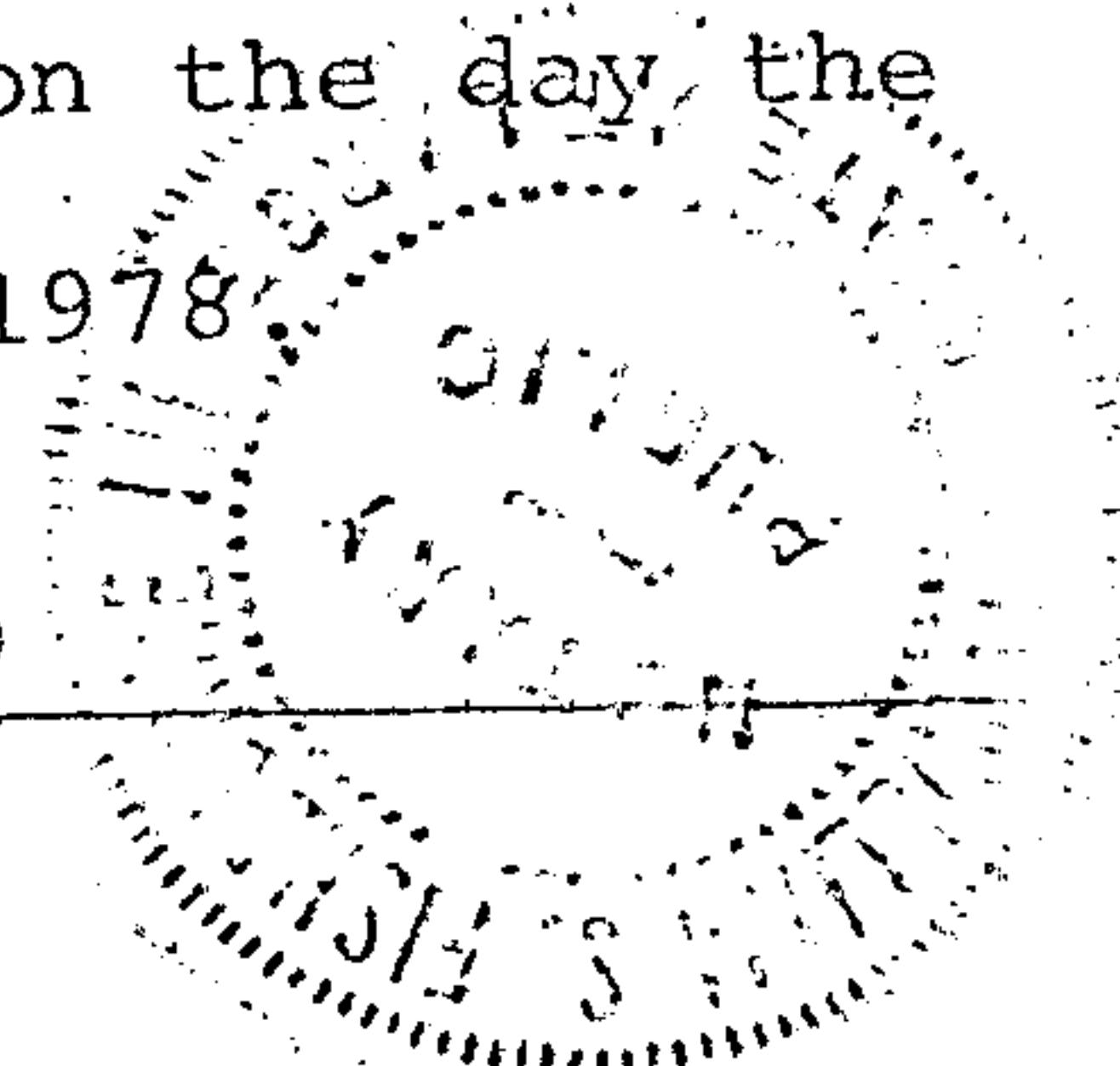
W.S. Fishburne



The State of Alabama)
Jefferson County)

I, William S. Fishburne, III, a Notary Public in and for said County and State hereby certify that C. Ben Nevins, 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, he executed the same voluntarily on the day the same bears date.
Given under my hand this 11th day of December, A.D. 1978.

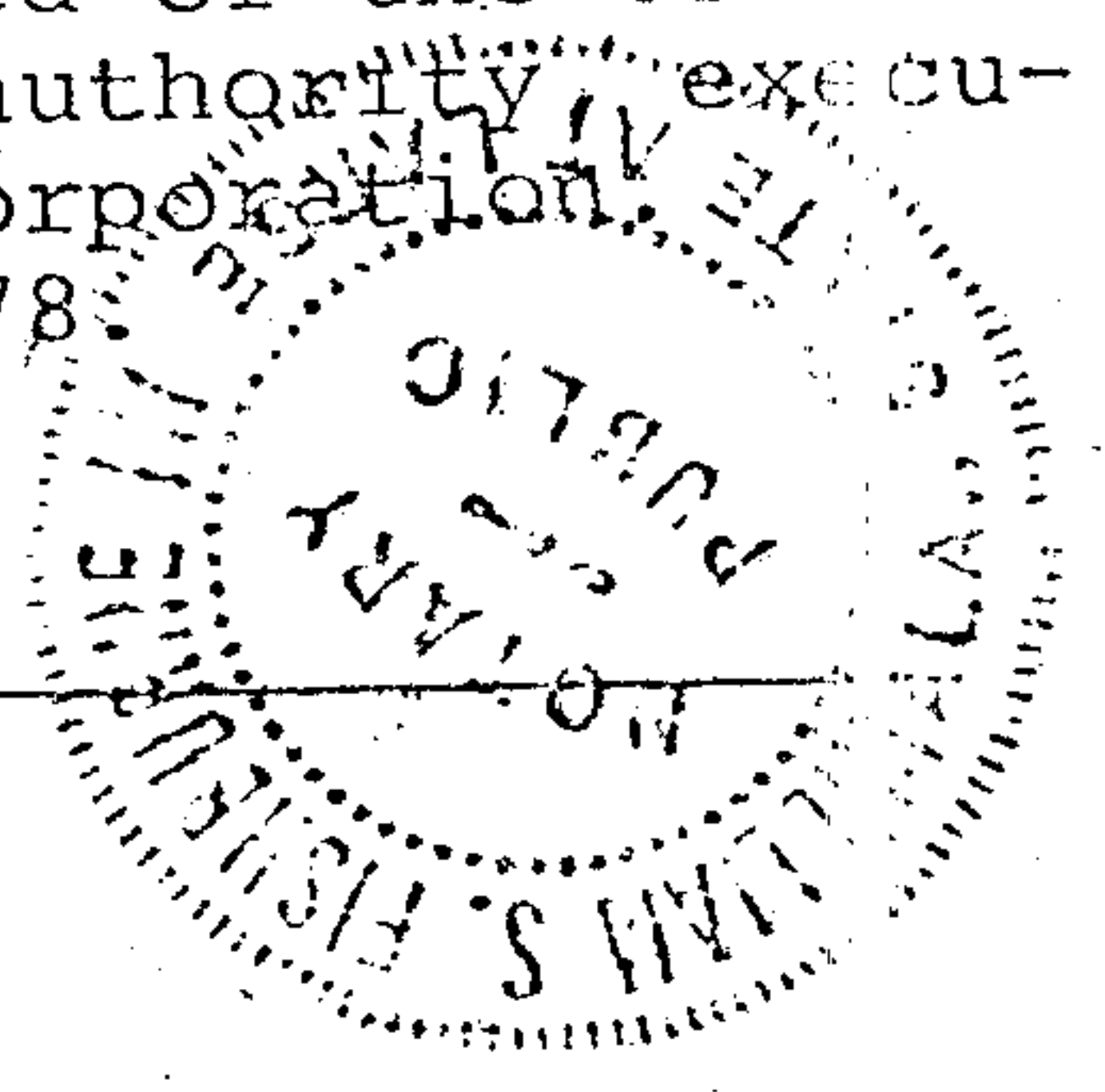
W.S. Fishburne



The State of Alabama)
Jefferson County)

I, William S. Fishburne, III, a Notary Public, in and for said County in said State, hereby certify that Houston A. Brice, Jr. whose name as President of the Brice Investment Company, 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 this the 11th day of December, 1978.

W.S. Fishburne
Notary Public



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

319 JAN 12 AM 9:43

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed Tag. 27450

Rec. 450
1 00

280 00



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Shelby Cnty Judge of Probate, AL
01/02/1979 12:00:00AM FILED/CERT