

This instrument was prepared by

(Name) Dale Corley, Corley, Moncus, Halbrooks & Goings

(Address) 2117 Magnolia Avenue, Suite 103 Birmingham, Alabama 35205

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

*nty val 12-29-78*

That in consideration of One Million Two Hundred Twelve Thousand, Seven Hundred Ninety-Five & No/100 (\$1,212,795.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

John E. McAvoy, Jr. and wife, Louise T. McAvoy

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Red Carpet Homes, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby and Jefferson County, Alabama, to-wit:

See attached Exhibit "A" for legal description

Subject to all easements, rights of way, and/or restrictions of record recorded in the aforesaid Probate Office.

\$1,732,732.50 of the purchase price recited above was paid from a purchase money mortgage and mortgage loan recorded simultaneously herewith.

BOOK 317 PAGE 221

19790111000004030 1/4 \$.00  
Shelby Cnty Judge of Probate, AL  
01/11/1979 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set OUR hands(s) and seal(s), this 29th day of December, 1978.

(Seal) John E. McAvoy, Jr. (Seal)  
(Seal) Louise T. McAvoy (Seal)  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John E. McAvoy, Jr. and wife, Louise T. McAvoy 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, A. D., 1978.

*Francis L. Sanders*  
Notary Public

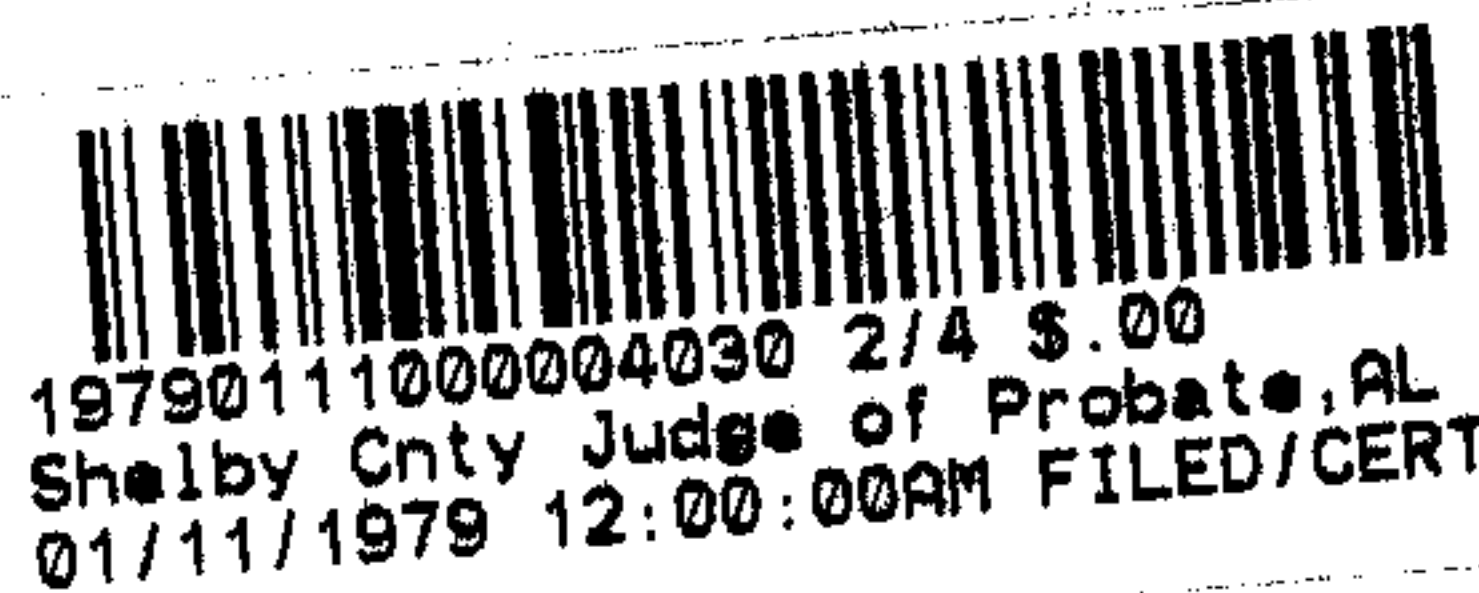
My Commission Expires Aug. 16, 1982

REAL 1704 PAGE 69

EXHIBIT "A"

P. 1

A tract of land located in both Shelby and Jefferson Counties Alabama, situated in the south half of Section 4, Township 19 South, Range 2 West, and more particularly described as follows:



Begin at the northeast corner of the southeast quarter of said Section 4, and run thence in a westerly direction along the north line of said quarter section for a distance of 2397.44 feet; thence turn an angle to the left of  $71^{\circ}17'$  and run in a southwesterly direction 544.67 feet; thence turn an angle to the left of  $38^{\circ}49'$  and run in a southeasterly direction 248.47 feet; thence turn an angle to the right of  $47^{\circ}13'$  and run in a southwesterly direction for a distance of 1685.30 feet; thence turn an angle to the left of  $35^{\circ}19'29''$  and run in a southerly direction for a distance of 404.93 feet, more or less, to a point on the south line of said Section 4, which lies 3302.14 feet west of the southeast corner of said Section 4, thence turn an angle to the left and run in an easterly direction along the south line of Section 4 for a distance of 3302.14 feet to the southeast corner of said Section 4, thence turn an angle to the left and run in a northerly direction along the east line of Section 4 to the point of beginning. Said parcel contains 174.77 acres, more or less.

Less and except the following described parcels:

*JMC*  
*JMC*



EXHIBIT "A"

P. 2

REAL 1704 PAGE 70

19790111000004030 3/4 \$.00  
Shelby Cnty Judge of Probate, AL  
01/11/1979 12:00:00AM FILED/CERT

Said parcel  
being situated in the northeast quarter of southeast quarter of Section  
4, Township 19 South, Range 2 West, Shelby County, Alabama, being more  
particularly described as follows:

From the southeast corner of said Section 4, run in a northerly  
direction along the east line of said section for distance of 1715.0 feet  
to the point of beginning of the parcel herein described; thence turn an  
angle to the left of  $67^{\circ}00'$  and run in a northwesterly direction for  
251.0 feet; thence turn an angle to the left of  $36^{\circ}40'27''$  and run in a  
southwesterly direction of 91.08 feet; thence turn an angle to the left  
of  $14^{\circ}19'33''$  and run in a southwesterly direction for a distance of  
135.0 feet; thence turn an angle to the right of  $51^{\circ}00'$  and run in a  
northwesterly direction for a distance of 80.0 feet; thence turn an angle  
to the right of  $90^{\circ}00'$  and run in a northeasterly direction for a distance  
of 145.0 feet; thence turn an angle to the left of  $64^{\circ}05.5'$  and run  
274.37 feet to a point on the east right-of-way line of a proposed road,  
said point lying in a curve to the right, concave eastward and having a  
radius of 250.0 feet; thence run northeastwardly along the arc of said  
curve for 48.27 feet to the end of said curve; thence run northeastwardly  
along said east right-of-way line and tangent to the end of said curve for  
a distance of 110.0 feet to the beginning of a curve to the left, said  
curve having a radius of 297.0 feet, a central angle of  $41^{\circ}04'$  and being  
concave northwestwardly; thence run along the arc of said curved right-of-  
way line for a distance of 152.92 feet; thence turn radial to said curve  
and run southeastwardly 472.60 feet, more or less, to a point on the east  
line of said section 4, said point being located 2238.60 feet north of  
the southeast corner of said Section; thence turn an angle to the right and  
run in a southerly direction along the east line of Section 4 for a distance  
of 523.60 feet to the point of beginning. Said parcel contains 6.50 acres.

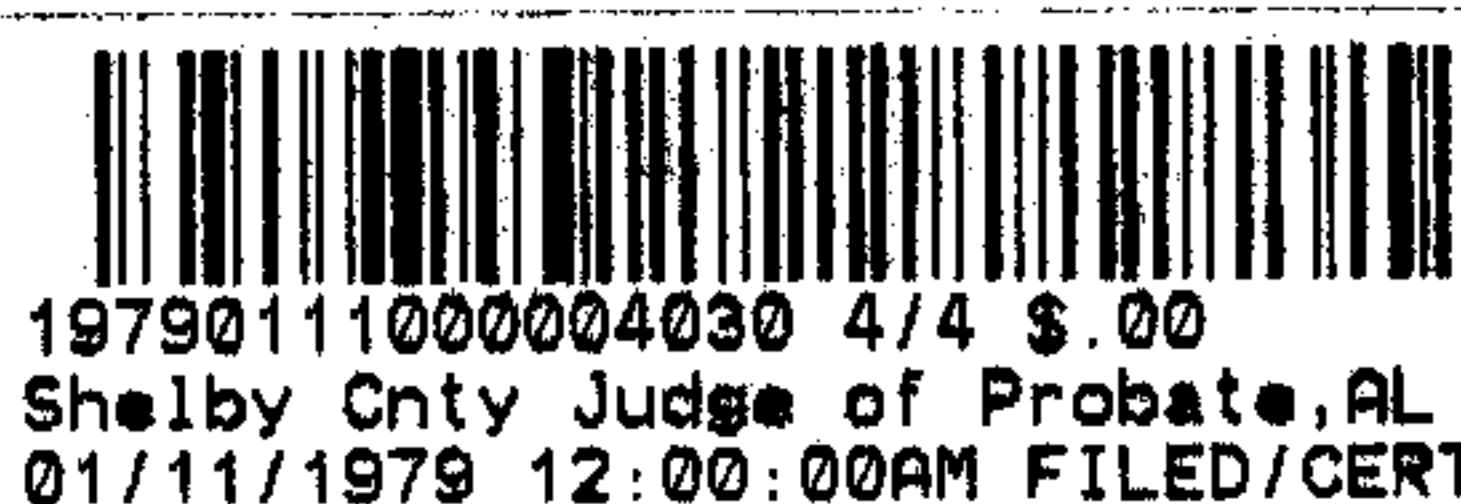
BOOK 317 PAGE 223

*[Handwritten signature]*

REAL 1704 PAGE 71

EXHIBIT "A"  
P. 3

That portion of the south half of Section 4, Township 19 South, Range 2 West, said portion of Section 4 is situated in both Jefferson and Shelby Counties and is more particularly described as follows:



From the southeast corner of said Section 4 run in a westerly direction along the south line of same for a distance of 1391.73 feet to the point of beginning of the parcel herein described; thence continue in a westerly direction along the south line of said Section 4 for a distance of 1380.41 feet; thence turn an angle to the right of 131°00' and run in a northeasterly direction for a distance of 95.0 feet; thence turn an angle to the right of 20°30' and run in a northeasterly direction for a distance of 190.0 feet; thence turn an angle to the left of 73°15' and run in a northerly direction for a distance of 135.0 feet; thence turn an angle of 63°00' right and run in a northeasterly direction for a distance of 250.0 feet to the south right-of-way line of a proposed road, said 250.0 foot line being radial to said south right-of-way line which is curving concave northeastward with a radius of 268.07 feet; thence run in a southeastward direction along the arc of said south right-of-way line for a distance of 221.15 feet; thence deflect to right 100°00' feet from the chord to said arc and run in a southwesterly direction for a distance of 155.0 feet; thence turn an angle to the left of 122°00' and run in an easterly direction for a distance of 390.0 feet; thence turn an angle to the right of 8°00' and run in a southeasterly direction for a distance of 195.0 feet; thence turn an angle to the left of 6°40'49" and run in an easterly direction 312.44 feet; thence turn an angle to the right of 83°03'49" and run in a southerly direction 106.79 feet more or less to the point of beginning. Said parcel of land contains 6.564 acres.

The grantee shall have an easement to be reserved to allow such grantee to encroach on any portion of the 6.564 acres described hereinabove which shall be necessary to provide an acceptable grade to Shelby County, or necessary to install pipe for storm drainage, and the right to cut trees and clear any portion of such property for the proposed roadway.

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

REAL 1704 PAGE 68

DEC 29 4 27 PM '78

STATE OF ALA. JEFFERSON CO. REC. TAX  
I CERTIFY THIS INSTRUMENT  
WAS FILED

1979 JAN 11 AM 10:08 PROBATE

Thomas A. Shumaker, Jr.  
JUDGE OF PROBATE

Rec. 6.00  
Ind. 1.00  
7.00

STATE OF ALABAMA, JEFFERSON COUNTY  
I hereby certify that no mortgage tax or deed  
tax has been collected on this instrument.

Officer

Judge of Probate

"NO TAX COLLECTED"