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WARRANTY DEED

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

19790507000055110 1/3 $.00
Shelby Cnty Judge of Probate,AL
05/07/1979 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Thirty-Two Thousand Five Hundred Seventy-Four and 50/100 Dollars cash ($332,574.50), and other good and valuable consideration to the undersigned, K & C DEVELOPMENT CORPORATION, an Alabama Corporation (herein referred to as "the GRANTOR"), in hand paid by SOUTHPINES, LTD., an Alabama limited partnership under the laws of the State of Alabama (herein referred to as "the GRANTEE"), the receipt of which is hereby acknowledged, the GRANTOR does by these presents GRANT, BARGAIN, SELL and CONVEY unto the GRANTEE, its successors and assigns, the following-described real estate, situated in the County of Shelby and State of Alabama, to-wit:

A tract of land situated in the SW 1/4 of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama, and more particularly described as follows:

Commence at the SW corner and run in a Northerly direction along the West line of said 1/4-1/4 section a distance of 2,633.02 feet; thence an angle of 89 degrees, 41 minutes, 24 seconds right and run in a Easterly direction along the North line a distance of 1,976.71 feet; thence an angle right of 112 degrees 28 minutes, 27 seconds and run Southwesterly a distance of 265.21 feet; thence turn an angle left of 11 degrees, 42 minutes, 22 seconds and run in a Southwesterly direction a distance of 255.55 feet; thence turn 28 degrees, 22 minutes, 02 seconds right and run in a Southwesterly direction a distance of 167.74 feet; thence turn 20 degrees, 38 minutes, 30 seconds left and run in a Southwesterly direction a distance of 218.62 feet; thence turn an angle 5 degrees, 52 minutes, 05 seconds right and run in a Southwesterly direction a distance of 356.64 feet; thence turn 23 degrees, 08 minutes, 50 seconds right and run Southwesterly a distance of 222.31 feet; thence an angle left of 17 degrees, 21 minutes, 49 seconds and run in a Southwesterly direction a distance of 77.52 feet; thence turn 8 degrees, 07 minutes, 07 seconds right and run in a Southwesterly direction a distance of 370.92 feet; thence an angle 19 degrees, 26 minutes, 9 seconds left and run in a Southwesterly direction a distance of 120.49 feet; thence an angle left of 10 degrees, 00 minutes, 20

Bradley Arant et al
15th Floor Brown-Marx Bldg.

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seconds and run in a Southwesterly direction a distance of 97.16 feet; thence an angle 24 degrees, 14 minutes, 35 seconds right and run in a Southwesterly direction a distance 336.72 feet; thence turn 3 degrees, 04 minutes, 56 seconds left and run Southwesterly a distance of 191.76 feet; thence an angle 27 degrees, 31 minutes, 28 seconds left and run Southwesterly a distance of 91.09 feet; thence turn 28 degrees, 08 minutes, 01 seconds right and run Southwesterly a distance of 251.08 feet, to a point on the South line of said 1/4 section; thence an angle right of 59 degrees, 20 minutes, 58 seconds and run in a Westerly direction along the South line a distance of 621.92 feet to the point of beginning.

TO HAVE AND TO HOLD the aforesaid premises to the said GRANTEE, its successors and assigns, FOREVER, subject, however, to the following: (i) Purchase Money Mortgage from Albert W. Keller, an unmarried man, to Birmingham-Southern College, a corporation, dated April 1, 1977, recorded April 4, 1977 in Mortgage Book 363, Page 663, in the Probate Office of Shelby County, Alabama securing an unpaid principal balance of $97,528.00 on the date hereof, (ii) Purchase Money Mortgage from Victor F. Kyatt to Albert W. Keller dated October 20, 1977, recorded October 25, 1977 in Mortgage Book 370 Page 810 in the Probate Office of Shelby County, Alabama securing an unpaid principal balance of $120,000.00 on the date hereof, (iii) the lien for ad valorem taxes for the tax year commencing October 1, 1978, and (iv) to all restrictions, easements and rights-of-way of record affecting said property.

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And the GRANTOR does covenant with the GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as aforesaid; that it has a good right to sell and convey the same to the GRANTEE; and that it will warrant and defend the premises to the GRANTEE, its successors and assigns, forever, against the lawful claims and demands of all persons except those claiming under or on account of the aforesaid encumbrances.

IN WITNESS WHEREOF, K & C Development Corporation a cor-

poration, has caused this instrument to be executed by Victor F. Kyatt, its President and duly authorized agent, this the 2nd day of May, 1979, and the corporate seal of said corporation to be affixed hereto by the Secretary of said corporation.

K & C DEVELOPMENT CORPORATION

By _____
Its President

ATTEST:

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_____
Its Secretary

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STATE OF ALABAMA)
:
COUNTY OF Jefferson)

I, Mary H. Allen, a Notary Public in anf for said County, in said State, hereby certify that Victor F. Kyatt, and Ed Castleberry, whose names as President and Secretary, respectively, of K & C Development Corporation, an Alabama Corporation, 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 such conveyance, they, as such officers, 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 2nd day of May, 1979.

MARY H. ALLEN NOTARY

_____
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED

1979 MAY -7 PM 12:09

_____
JUDGE OF PROBATE

Deed 333.00
Rec. 4.50
Ind. 1.00
335.50