WARRANTY DEED

19790517000059850 1/3 $.00
Shelby Cnty Judge of Probate,AL
05/17/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA)

JEFFERSON COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of Three Hundred Nine Thousand Four Hundred Thirty Two Dollars & 50/100---------- ($309,432.50) to the undersigned grantor, Thompson & Franklin 120 AG 370, Ltd., a Georgia Limited Partnership and Thompson & Franklin 120(S) AG 370, Ltd., a Georgia Limited Partnership, in hand paid by Red Carpet Homes, Inc., a corporation the receipt of which is hereby acknowledged, the said Thompson & Franklin 120 AG 370, Ltd., a Georgia Limited Partnership and Thompson & Franklin 120(S) AG 370, Ltd., a Georgia Limited Partnership, does by these presents, grant, bargain, sell and convey unto the said Red Carpet Homes, Inc., a corporation, the following described real estate, situated in Shelby County:

BOOK 319 PAGE 603

From the northwest corner of Section 8, Township 19 South, Range 1 West, Shelby County, Alabama, run thence along the north line of said section in an easterly direction 594.66 feet to the point of beginning of the parcel herein described; thence continue eastwardly along said north line of said section 2069.57 feet to a 3" capped iron; thence turn an angle to the left of 89° 31' 28" and run in a northward direction for a distance of 260.0 feet to a 1/2" reinforcing rod; thence turn an angle to the right of 90° 00' and run in an easterly direction 478.74 feet to the westerly right-of-way line of U.S. Highway 280, said westerly right-of-way being the new right-of-way line proposed for the expansion to four lanes which is presently under construction; thence run in a southerly direction along the arc of a curve in said westerly right-of-way line for a distance of 448.79 feet to the end of said curve, said curve being concave west and having a radius of 1970.93 feet, a central angle of 13° 02' 47", and a chord of 447.82 feet, said chord forming an interior angle of 84° 24' 24" with the call running east to said right-of-way; thence run in a southerly direction along a non-tangential portion of said westerly right-of-way, line for a distance of 217.77 feet, said non-tangential portion forms an interior angle with the afore-described chord of 180° 04' 09"; thence turn an angle to the right of 53° 37' 29" and run in a southwesterly direction for a distance of 321.71 feet to a 1/2" reinforcing rod; thence turn an angle to the right of 22° 52' 32" and run in a southwesterly direction for a distance of 460.0 feet to a 1/2" reinforcing rod; thence turn an angle to the right of 17° 00' and run in a westerly direction for a distance of 100.00 feet to a 1/2" reinforcing rod; thence turn an angle to the right of 22° 00' and run in a northwesterly direction for a distance of 220.0 feet to a 1/2" reinforcing rod; thence turn an angle to the left of 81° 00'

and run in a southwesterly direction for a distance of 340.0 feet to a 1/2" reinforcing rod; thence turn an angle to the right of 50° 00' and run in a westerly direction 180.0 feet to a 1/2" reinforcing rod; thence turn an angle to the left of 90° 00' and run in a southerly direction for a distance of 100.0 feet to a 1/2" reinforcing rod; thence turn an angle to the right of 90° 00' and run in a westerly direction for a distance of 1350.0 feet to a 1/2" reinforcing rod; thence turn an angle to the left of 90° 00' and run in a southerly direction for a distance of 30.0 feet to a 3/8" reinforcing rod; thence turn an angle to the right of 90° 00' and run in a westerly direction for a distance of 145.0 feet to a 1/2" reinforcing rod; thence turn an angle to the right of 76° 00' and run in a northwesterly direction 200.0 feet to a tack in a 2" hickory stump; thence turn an angle to the right of 28° 00' and run in a northeasterly direction 350.0 feet to a 1/2" reinforcing rod; thence turn an angle to the right of 35° 00' and run in a northeasterly direction 520.0 feet to a 1/2" reinforcing rod; said point being the point of beginning; said parcel contains 49.98 acres.

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Subject to:

1. Taxes due in the year 1979, a lien, but not yet payable.

2. Restrictions, conditions and limitations as set forth in Deed Volume 206, Page 448, which contain no reversionary clause.

3. Right of Way to State of Alabama for widening of Highway 280 in Probate Minutes 42, page 267.

4. Covenants, reservations, agreements and easements as set forth in Deed Book 290, page 842.

5. Right of Way to Shelby County in Deed Book 278, page 893 and Deed Book 135, page 53.

6. Mineral and mining rights and rights incidental thereto are not insured herein.

7. Right of Way in favor of Alabama Power Company in Deed Volume 109, page 70, Deed Volume 149, page 380, Deed Volume 129, page 418, Deed Volume 111, page 408, Deed Volume 177, page 381, Deed Volume 146, page 408 and Deed Volume 124, page 491.

~~$ 600,000.00 of~~ The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Red Carpet Homes, Inc., successors and assigns forever.

And said Thompson & Franklin 120 AG 370, Ltd., a Georgia Limited Partnership and Thompson & Franklin 120(S) AG 370, Ltd., a Georgia Limited Partnership does for itself, its successors and assigns, covenant with said Red Carpet Homes, Inc., a corporation, successors and

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assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Red Carpet Homes, Inc., a corporation, it's successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Thompson & Franklin 120 AG 370, Ltd., a Georgia Limited Partnership and Thompson & Franklin 120 (S) AG 370, Ltd., a Georgia Limited Partnership, by its general partner, who is authorized to execute this conveyance, have hereto set his signature and seal, this the 8th day of May, 1979

THOMPSON & FRANKLIN 120 AG 370, Ltd.

BY: _____ (SEAL)
It's General Partner

THOMPSON & FRANKLIN 120(S) AG 370, Ltd.

BY: _____ (SEAL)
It's General Partner

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STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William H. Franklin, Jr., whose name as General Partner of Thompson & Franklin 120 AG 370, Ltd., a Georgia Limited Partnership and Thompson & Franklin 120 (S) AG 370, Ltd., a Georgia Limited Partnership, 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 partner and with full authority executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this the 8th day of May, 1979.

William H Halbrooks
Notary Public

Prepared by:

Dale Corley
Corley, Moncus, Halbrooks & Goings
1933 Montgomery Highway
Birmingham, Alabama 35209

Acc Mtg 391-661

MAY 17 PM 9 29

Rec. 4.50
Mtg 1.00
5.50

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