$ 10,00

201

ne 205-663-1130

This instrument was prepared by

(Name) Daniel M. Spitler
1970 Chandalar South Office Park
(Address) Pelham, Alabama 35124

This Form furnished by:

Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

QUITCLAIM DEED

THE STATE OF ALABAMA,
SHELBY COUNTY

19790906000115080 1/3 $.00
Shelby Cnty Judge of Probate, AL
09/06/1979 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration

of the sum of ONE AND NO/100 ($1.00) DOLLAR----------

in hand paid to the undersigned, the receipt whereof is hereby acknowledged,

the undersigned hereby releases, quitclaims, grants, sells, and conveys to

CHANDALAR SOUTH TOWNHOUSE ASSOCIATION, INC.

(hereinafter called Grantee), all its right, title, interest, and calim in or to the following described real

estate, situated in SHELBY

County, Alabama, to-wit:

Exhibit "A" attached hereto less and except the non-exclusive easement for ingress and egress reserved as set out in Exhibit "B" attached and less and except Buildings 1 through 11 set out in Exhibit "C" to the Annexation of Additional Property - Declaration of Covenants, Conditions and Restrictions recorded in Book 32 Page 488 in the Office of the Judge of Probate of Shelby County, Alabama.

This property conveyed is subject to the Declaration recorded in Book 6 Page 804 and Annexed as recorded in Book 32 Page 488 in the Office of the Judge of Probate of Shelby County, Alabama.

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TO HAVE AND TO HOLD to said GRANTEE forever.

Given under its hand and seal, this 4th day of September 1979.

Witnesses: _____ W. M. HUMPHRIES ENTERPRISES, INC. (SEAL)

_____ BY: _____ (SEAL)
President

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. M. HUMPHRIES ENTERPRISES, INC. BY WILLIAM M. HUMPHRIES whose name as President 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 has duly executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of September A. D., 1979.

Donna Spitler
Notary Public.

Dan Spitler

EXHIBIT "A"

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4 - 1/4 Section; thence in a Northerly direction, along the East line of said 1/4 - 1/4 Section, a distance of 715.76 feet to the Point of Beginning; thence continue along last described course a distance of 265.0 feet; thence 90 degrees left, in a Westerly direction, a distance of 429.03 feet; thence 32 degrees 43 minutes 15 seconds left, in a Southwesterly direction, a distance of 448.16 feet; thence 90 degrees left, in a Southeasterly direction, a distance of 548.05 feet; thence 90 degrees left, in a Northeasterly direction, a distance of 110.0 feet; thence 90 degrees right, in a Southeasterly direction, a distance of 21.43 feet; thence 90 degrees left, in a Northeasterly direction, a distance of 170.0 feet; thence 90 degrees left, in a Northwesterly direction, a distance of 296.43 feet; thence 90 degrees right, in a Northeasterly direction, a distance of 55.0 feet; thence 98 degrees 04 minutes 30 seconds right, in a Southeasterly direction, a distance of 21.02 feet; thence 65 degrees 21 minutes 15 seconds left, in an Easterly direction, a distance of 257.88 feet; thence 90 degrees left, in a Northerly direction, a distance of 45.0 feet; thence 90 degrees right, in an Easterly direction, a distance of 110.0 feet to the Point of Beginning.

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19790906000115080 2/3 $.00
Shelby Cnty Judge of Probate,AL
09/06/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA SHELBY CO.
I HEREBY CERTIFY THAT

79 SEP -6 PM 1:28

JUDGE OF PROBATE

Deed Tax 10.00
Rec. 4.50
Ind. 1.00
15.50

EXHIBIT "B"

19790906000115080 3/3 $.00
Shelby Cnty Judge of Probate,AL
09/06/1979 12:00:00AM FILED/CERT

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

a 60 foot wide Right of Way for ingress and egress and all public utilities, more particularly described as follows: Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West; thence in a Northerly direction along the East line of said 1/4 - 1/4 Section, a distance of 100.05 feet; thence 88 degrees 06 minutes 15 seconds left, in a Westerly direction, a distance of 404.70 feet; thence 55 degrees 23 minutes right, in a Northwesterly direction, a distance of 324.91 feet to the Point of Beginning; thence 90 degrees right, in a Northeasterly direction, a distance of 85.0 feet to the beginning of a curve to the right, said curve having a central angle of 90 degrees and a radius of 25 feet; thence along arc of said curve a distance of 39.27 feet to end of said curve; thence continue in a Southeasterly direction a distance of 126.43 feet; thence 90 degrees left, in a Northeasterly direction, a distance of 60.0 feet; thence 90 degrees left, in a Northwesterly direction, a distance of 341.43 feet to the beginning of a curve to the right, said curve having a central angle of 90 degrees and a radius of 48.05 feet; thence along arc of said curve a distance of 75.48 feet to end of said curve; thence continue in a Northeasterly direction a distance of 86.08 feet to the beginning of a curve to the right, said curve having a central angle of 32 degrees 43 minutes 15 seconds and a radius of 310.64 feet; thence along arc of said curve a distance of 177.40 feet to end of said curve; thence continue in an Easterly direction a distance of 90.0 feet to the beginning of a curve to the right, said curve having a radius of 25 feet and a central angle of 90 degrees; thence along arc of said curve a distance of 39.27 feet to end of said curve; thence continue in a Southerly direction a distance of 105.0 feet; thence 90 degrees left, in an Easterly direction, a distance of 60 feet; thence 90 degrees left, in a Northerly direction, a distance of 310.0 feet; thence 90 degrees left, in a Westerly direction, a distance of 60 feet; thence 90 degrees left, in a Southerly direction, a distance of 95.0 feet to the beginning of a curve to the right, said curve having a radius of 25 feet and a central angle of 90 degrees; thence along arc of said curve a distance of 39.27 feet to end of said curve, thence continue in a Westerly direction a distance of 90.0 feet to the beginning of a curve to the left, said curve having a radius of 370.64 feet and a central angle of 32 degrees 43 minutes 15 seconds; thence along arc of said curve a distance of 211.67 feet to end of said curve; thence continue in a Southwesterly direction a distance of 86.03 feet to the beginning of a curve to the left, said curve having a radius of 108.05 feet and a central angle of 90 degrees; thence along arc of said curve a distance of 169.72 feet to end of said curve; thence in a Southeasterly direction a distance of 105.0 feet to the beginning of a curve to the right, said curve having a central angle of 90 degrees and a radius of 25 feet; thence along arc of said curve a distance of 39.27 feet to end of said curve; thence in a Southwesterly direction a distance of 306.24 feet to the beginning of a curve to the left, said curve having a central angle of 47 degrees 49 minutes 15 seconds and a radius of 255.55 feet; thence along arc of said curve a distance of 213.29 feet to end of said curve; thence continue in a Southwesterly direction a distance of 25.0 feet to the Northerly Right-of-Way line of Chandalar Drive; thence 90 degrees left, in a Southeasterly direction, along said Right-of-Way, a distance of 60.0 feet; thence 90 degrees left, in a Northeasterly direction, a distance of 25.0 feet to the beginning of a curve to the right, said curve having a central angle of 47 degrees 49 minutes 15 seconds and a radius of 195.55 feet; thence along arc of said curve a distance of 163.21 feet to the end of said curve; thence in a Northeasterly direction a distance of 221.24 feet to the Point of Beginning.