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19791130000156080 1/3 \$.00
Shelby Cnty Judge of Probate, AL
11/30/1979 12:00:00AM FILED/CERT

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and sufficient consideration, to the undersigned grantor, DANIEL INTERNATIONAL CORPORATION, a corporation, (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto HARBAR HOMES, INC. (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 11 and part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 12, all in Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:
Beginning at the most easterly corner of Lot 68, Meadow Brook 4th Sector as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, Page 67, run in a Southwesterly direction along the East line of said Lot 68 and also the East lines of Lots 51, 50, 49, 48, and 47 of said Meadow Brook 4th Sector for a distance of 981.87 feet to the most Southerly corner of said Lot 47; thence turn an angle to the left of 108 degrees 01 minutes and run in an Easterly direction along the South line of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 11 for a distance of 626.56 feet, more or less, to the Southeast corner of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 11; thence turn an angle to the right of 0 degrees 03 minutes and run in an Easterly direction along the South line of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 12 for a distance of 1326.20 feet to the Southeast corner of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence turn an angle to the left of 91 degrees 02 minutes 41 seconds and run in a Northerly direction along the East line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 12 for a distance of 1323.06 feet to the Northeast corner of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence turn an angle to the left of 62 degrees 30 minutes and run in a Northwesterly direction for a distance of 374.00 feet; thence turn an angle to the right of 88 degrees 00 minutes and run in a North-easterly direction for a distance of 141.00 feet; thence turn an angle to the left of 88 degrees 09 minutes 35 seconds and run in a Northwesterly direction for a distance of 305.11 feet; thence turn an angle to the left of 53 degrees 05 minutes 08 seconds and

\$385,000.00 of the purchase price recited above was paid from mortgage loan closed simultantously herewith.

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run in a Southwesterly direction for a distance of 142.85 feet; thence turn an angle to the right of 4 degrees 32 minutes 43 seconds and run in a Southwesterly direction for a distance of 117.00 feet to the point of beginning of a curve, said curve being concave in a Southeasterly direction, said curve having a tangent of 114.53 feet, a radius of 327.95 feet and a central angle of 38 degrees 30 minutes; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 220.37 feet to the end of said curve; thence run in a Southwesterly direction along a line tangent to the end of said curve for a distance of 419.77 feet to the point of beginning of another curve, said curve being concave in a Northwesterly direction, said curve having a tangent of 323.83 feet, a radius of 420.06 feet, and a central angle of 75 degrees 15 minutes 30 seconds; thence turn an angle to the right and run along the arc of said curve for a distance of 551.75 feet, more or less, to the point of beginning, containing 54.745 acres, more or less. Situated in Shelby County, Alabama.

Mineral and mining rights excepted to that portion of subject property located in the SE $\frac{1}{4}$ of Section 11, Township 19 South, Range 2 West, Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Harbar Homes, Inc., its successors and assigns forever.

And said Daniel International Corporation does for itself, its successors and assigns, covenant with said Harbar Homes, Inc., its successors and 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 Harbar Homes, Inc., its successors, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Daniel International Corporation by its Vice-President, R. Caldwell Englund, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of July, 1979.

ATTEST:

DANIEL INTERNATIONAL CORPORATION

Lewis M Stewart Jr

BY

R Caldwell Englund
Vice President



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STATE OF ALABAMA)

Acknowledgment

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, R. Caldwell Englund whose name as Vice President of Daniel International Corporation, 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 and official seal, this the
day of September, 1979.

Dian R. Sturm
Notary Public

My Commission expires: 1982

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ALABAMA JUDICIAL SYSTEM
SHELBY COUNTY JUDGE OF PROBATE

NOV 30 AM 13

SumTg. 398-750

Rec. 4.50

Ind. 1.00

5.50



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