

STATE OF ALABAMA )  
COUNTIES OF SHELBY, )  
DALLAS AND MOBILE )

530

19800211000016620 Pg 1/5 .00  
Shelby Cnty Judge of Probate, AL  
02/11/1980 00:00:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00) and the execution of a purchase money mortgage in the sum of Three Million Fifty Thousand and No/100 Dollars (\$3,050,000.00), the receipt of which is hereby acknowledged, BIRMINGHAM TRUST NATIONAL BANK, a national banking association (hereinafter referred to as "Grantor"), does by these presents grant, bargain, sell and convey unto HUNTER OF ALABAMA ASSOCIATES, an Iowa limited partnership (hereinafter referred to as "Grantee"), all that certain property described in Exhibit A which is attached hereto and made a part hereof, together with all improvements thereon, and subject to the following:

Taxes for the year 1980, a lien but not yet due and payable;

Easements, restrictions, mineral and mining rights not owned by Grantor, and limitations of record; all zoning ordinances affecting the property; and matters which are revealed by an accurate survey and inspection of the premises.

TO HAVE AND TO HOLD to the said HUNTER OF ALABAMA ASSOCIATES, its successors and assigns, forever.

This deed has been executed in three counterparts so that it may be recorded contemporaneously in Shelby, Dallas, and Mobile Counties, Alabama.

IN WITNESS WHEREOF, BIRMINGHAM TRUST NATIONAL BANK caused this instrument to be properly executed by its duly authorized officer this 12 day of Feb., 1980.

BIRMINGHAM TRUST NATIONAL BANK

By  
Its

[Signature]  
Senior Vice President

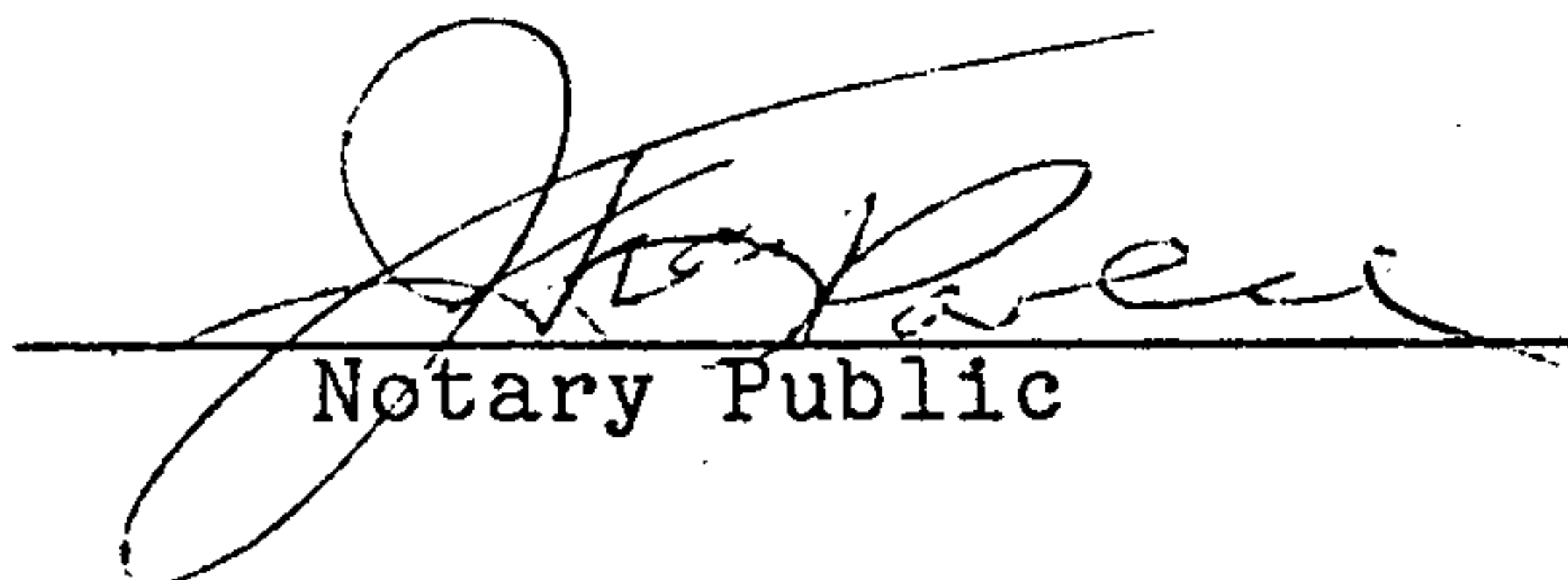
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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James R. Beakid, whose name as Senior Vice Pres. of Birmingham Trust National Bank, a national banking association, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said association.

Given under my hand and official seal this 1<sup>st</sup> day of Feb., 1980.

  
Notary Public

This instrument was prepared by J. Fred Powell, Attorney at Law, 1600 Bank for Savings Building, Birmingham, Alabama 35203.

Dallas County

EXHIBIT "A"

Parcel II

Lands containing 59.34 acres, more or less and being described as follows: Begin at a stone corner at the Southwest corner of E 1/2 of NW 1/4 of Section 8, Township 16 North, Range 10 East, Dallas County, Alabama, thence run North along west line of said E 1/2 of NW 1/4 for 872 feet, more or less, to the south margin of the L & N Railroad right-of-way; thence run North 61 degrees 30 minutes East along said south margin for 2236 feet more or less to a point 25 feet west of the center of paved county road; thence run in a southerly direction along the arc of a curve concave in a westerly direction and having a radius of 664.22 feet for 124.62 feet; thence run South 17 degrees 45 minutes East for 135.15 feet, thence run along the arc of a curve, concave in a easterly direction and having a radius of 939.6 feet for 43.9 feet to an iron pipe; thence run South 61 degrees 30 minutes West for 723.2 feet; thence run South 64 degrees 30 minutes East for 766.3 feet to the north margin of Alabama Highway No. 22; thence run South 25 degrees 30 minutes West along said North margin for 1135 feet more or less to the south line of the N 1/2 of Section 8; thence run West along said line for 1607.3 feet to the point of beginning, being situated in Dallas County, Alabama.



## EXHIBIT "A"

Mobile County

PARCEL III

Beginning at the Southeast corner of Airport Heights, a subdivision of the West 1423.8 feet of the S½ of the NW¼ of Section 19, Township 4 South, Range 2 West, Mobile County, Alabama, according to plat recorded in Map Book 4 Pages 566-567 of the Probate Court Records of Mobile County, Alabama, run North 88 deg. 31 min. East 842.44 feet to a point; thence run South 28 deg. 31 min. West 115.47 feet to a point; thence run South 00 deg. 03 min. East 30.0 feet to a point; thence run South 88 deg. 31 min. West 60.37 feet to a point; thence run South 00 deg. 03 min. East 344.01 feet to a point; thence run North 89 deg. 55 min. 28 sec. East 196.52 feet to a point; thence run North 00 deg. 04 min. 32 Sec. West 208 feet to a point; thence run North 89 deg. 55 min. 28 Sec. East 355 feet to a point; thence run South 00 deg. 04 min. 32 sec. East 208 feet to a point; thence run North 89 deg. 55 min. 28 Sec. East 660.09 feet to a point on the West boundary of Lakeview West Subdivision, First Unit as recorded in Map Book 28 Page 39, Probate Court Records, Mobile County, Alabama; thence along said West line of Lakeview West Subdivision, First Unit and the west boundary of Lakeview West Subdivision, Second Unit (Revised) as recorded in Map Book 28 Page 79, Probate Court Records, Mobile County, Alabama; run South 00 deg. 12 min. 16 sec. West 834.37 feet to a point; thence run South 88 deg. 29 min. West 500.93 feet to a point; thence run South 02 deg. 45 min. 25 Sec. East 778.01 feet to a point; thence run South 82 deg. 45 min. 51 Sec. West 205.86 feet to a point; thence run South 02 deg. 57 min. 28 sec. East 36.79 feet to a point; thence run South 87 deg. 54 min. 30 sec. West 462.23 feet to a point; thence run North 03 deg. 38 min. 55 sec. West 840.36 feet to a point on the south line of Lot 16, Block 1, Highland Park as recorded in Map Book 4 Pages 380-381, Probate Court Records, Mobile County, Alabama; thence along said South line of Lot 16, run South 88 deg. 29 min. West 755.25 feet to a point; thence along the West line of said Lot 16 and Lot 17, Block 1, Highland Park; Run North 00 deg. 00 min. 44 sec. East 1239.21 feet to a point on the arc of a 125 foot radius curve concave northeastwardly; thence along said arc run northwestwardly 114.57 feet to a point on the south boundary of Block 3 of the aforementioned Airport Heights; thence 50 feet West of and parallel with the east line of said Airport Heights, run North 01 deg. 14 min. 00 sec. West 553.11 feet to a point on the South right-of-way line of Airport Boulevard; thence along said South line of Airport Boulevard, run North 63 deg. 53 min. 04 sec. East 55.12 feet to a point on said East line of Airport Heights; thence along said East line run South 01 deg. 14 min. 00 sec. East 576.05 feet to the point of beginning.

## EXHIBIT "A"

Shelby County

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 Shelby Cnty Judge of Probate, AL  
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Parcel of land located in Section 1, Township 20 South, Range 3 West, more particularly described as follows: Begin at the NE corner of said Section 1; thence South along the East line thereof, a distance of 1326.0 feet; thence 45 degrees 51 minutes right, in a Southwesterly direction a distance of 2025.0 feet; thence 90 degrees right, in a Northwesterly direction, a distance of 682.0 feet; thence 81 degrees, 04 minutes right, in a Northeasterly direction a distance of 663.0 feet; thence 90 degrees left, in a Northwesterly direction, a distance of 500.0 feet; thence 90 degrees right, in a Northeasterly direction, a distance of 1807.34 feet to a point on the North line of said Section 1, thence 55 degrees right, in an Easterly direction, a distance of 844.43 feet to the point of beginning. Containing 74.158 acres, more or less.

Situated in Shelby County, Alabama.

Together with a right of way for ingress and egress to and from subject property more particularly described as follows:

A 50 foot wide parcel of land located in the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 6, Township 20, South, Range 2 West, more particularly described as follows: Commence at the SW corner of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 6, Township 20 South, Range 2 West, thence in a Northerly direction along the Westerly line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section, a distance of 25 feet to the point of beginning, said point being in the center line of herein described Fifty foot wide parcel of land, said parcel being 25 feet each side of herein described center line; thence 89 degrees 10 minutes right, in an Easterly direction, a distance of 56.05 feet to the beginning of a curve to the left, having a central angle of 73 degrees, 32 minutes, and a radius of 119.93 feet; thence Northeasterly along said curve, a distance of 153.92 feet to end of said curve and the beginning of a curve to the right, having a central angle of 23 degrees, 18 minutes, and a radius of 242.51 feet; thence Northeasterly along said curve, a distance of 98.62 feet to end of said curve; thence Northeasterly a distance of 715.64 feet to the beginning of a curve to the right having a central angle of 16 degrees 02 minutes 30 seconds, and a radius of 354.83 feet; thence Northeasterly along said curve, a distance of 99.34 feet to end of said curve; thence Northeasterly a distance of 27.50 feet to the beginning of a curve to the left, having a central angle of 35 degrees, 26 minutes, 30 seconds, and a radius of 313.17 feet; thence Northeasterly along said curve, a distance of 193.72 feet to end of said curve and the beginning of a curve to the right, having a central angle of 78 degrees 41 minutes and a radius of 135.26 feet; thence Northeasterly along said curve a distance of 185.75 feet to its intersection with the Westerly right of way line of U.S. Highway 31 and end of herein described 50 foot wide parcel. Situated in Shelby County, Alabama.

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

1980 FEB 11 PM 3:18

*Thomas P. Snowden, Jr.*  
 JUDGE OF PROBATE

Deed 350.00

Rec 7.50

Indut 1.00

358.50