

74
WARRANTY DEED



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Shelby Cnty Judge of Probate, AL
07/02/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thousand and No/100 Dollars (\$100,000.00) to the under-
signed grantor, LANKFORD INVESTMENT COMPANY, LTD., an Alabama
Limited Partnership, in hand paid by Gibson, Anderson, Evins Inc.,
a corporation, and United Financial Services, Inc., a corporation,
the receipt of which is hereby acknowledged, the said Lankford
Investment Company, LTD., an Alabama Limited Partnership, by and
through Frank E. Lankford, its general partner, does by these
presents, grant, bargain, sell and convey unto the said Gibson,
Anderson, Evins Inc., a corporation, and United Financial Services,
Inc., a corporation, as equal tenants in common without right of
survivorship, the real property described on attached Exhibit "A"
which is incorporated herein by reference. Said real property is
situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Gibson, Anderson, Evins
Inc., a corporation, and United Financial Services, Inc., a
corporation, their successors and assigns forever.

And said Lankford Investment Company, LTD., an Alabama
Limited Partnership, does for itself, its successors, heirs, and
assigns, covenant with said Gibson, Anderson, Evins Inc., a
corporation, and United Financial Services, Inc., a corporation,
their successors and assigns, that it is lawfully seized in fee
simple of said premises, that they are free from all encumbrances
unless otherwise noted on attached Exhibit "A", that it has a good
right to sell and convey the same as aforesaid, and that it will,
and its successors, heirs, and assigns shall, warrant and defend
the same to the said Gibson, Anderson, Evins Inc., a corporation,
and United Financial Services, Inc., a corporation, their
successors and assigns forever, against the lawful claims of all
persons.

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IN WITNESS WHEREOF, the said Lankford Investment Company, LTD., an Alabama Limited Partnership, by and through its general partner, Frank E. Lankford, who is authorized and empowered to execute this conveyance, has hereto set its signature and seal, this 1 day of July, 1980.

LANKFORD INVESTMENT COMPANY,
LTD.

By: Frank E. Lankford
Frank E. Lankford, Its
General Partner

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank E. Lankford, whose name as general partner of Lankford Investment Company, LTD., an Alabama Limited Partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of this conveyance, he, as general partner of Lankford Investment Company, LTD., an Alabama Limited Partnership, with full authority, approval and consent of all limited partners of Lankford Investment Company, LTD., an Alabama Limited Partnership, executed the same voluntarily for and as the act of said Lankford Investment Company, LTD., an Alabama Limited Partnership.

Given under my hand and official seal, this the 1 day of July, 1980.

Donna S. Holcomb
Notary Public

My Commission Expires February 10, 1984

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EXHIBIT "A"

Part of Lots 7, 8, 9, 10 & 11, Block 1 and part of Block 2 of Altadena Park as recorded in Map Book 5, Page 73, in the office of the Judge of Probate of Shelby County, Alabama, and situated in the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4, Section 3, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the NW Corner of the SE1/4-NW1/4 of said Section 3, T 19 S, R 2 W and run thence Easterly along the North line thereof 69.02 feet; thence turn 69 degrees 30' 50" right and run Southeasterly 96.27 feet to a point on the Northerly line of said Altadena Park; thence turn 90 degrees left and run Northeasterly 240.0 feet to the Northernmost corner of Lot 1 of said Altadena Park; thence turn 90 degrees 58' 45" right and run Southeasterly 149.79 feet to the Southeast corner of said Lot 1; thence turn 6 degrees 16' 15" right and run Southeasterly along Easterly line of Lot 2 of said subdivision 144.94 feet to the NE corner of Lot 3 of said subdivision; thence turn right 7 degrees 01' 15" and run Southwesterly along the Easterly line of said Lot 3 for 57.52 feet to the Point of Beginning of the parcel of land herein described; thence continue along said Lot 3 for 94.32 feet to the Northeasterly corner of Lot 4 of said subdivision; thence turn right 6 degrees 24' and run Southwesterly and along the Easterly line of said Lot 4 for 132.38 feet to the Northeasterly corner of Lot 5 of said subdivision; thence turn right 12 degrees 17' and run Southwesterly along the Easterly line of said Lot 5 for 133.07 feet to the Northeasterly corner of Lot 6 of said subdivision; thence turn 7 degrees 35' 15" right and run Southwesterly along the Easterly line of said Lot 6 for 133.29 feet to the Northeasterly corner of Lot 7 of said subdivision; thence turn right 0 degrees 18' 15" and run Southwesterly for 115.48 feet; thence turn left 9 degrees 21' 30" and run Southwesterly for 40.22 feet; thence turn left 6 degrees 53' and run Southwesterly for 92.20'; thence turn left 14 degrees 28' 30" and run Southerly for 108.09 feet; thence turn left 2 degrees 58' and run Southerly for 174.89 feet to a point on the Southerly line of Lot 11, Block 1 of said Altadena Park, said point also being on the South line of said SE1/4-NW1/4, 130 feet East of the Southwest Corner of said 1/4-1/4 section; thence turn left 87 degrees 01' and run Easterly and along said South line of said 1/4-1/4 section for 1192.74 feet to the Southeast corner of said 1/4-1/4 section; thence turn left 91 degrees 43' 35" and run Northerly and along the East line of said 1/4-1/4 section for 1312.79 feet to the Southeast Corner of the NE1/4-NW1/4; thence continue along last said course and along the East line of last said 1/4-1/4 section for 366.60 feet; thence turn left 90 degrees and run Westerly for 137.41 feet; thence turn left 87 degrees 58' 40" and run Southeasterly for 170.0 feet; thence 25 degrees 00' right and run Southwesterly for 125 feet; thence turn 14 degrees 00' right and run Southwesterly for 100.85 feet to the South line of said NE1/4-NW1/4; thence continue along last stated course for 199.15 feet; thence turn 41 degrees 00' left and run Southerly for 600.14 feet; thence turn right 90 degrees and run Westerly for 150.0 feet; thence turn right 52 degrees 39' 30" and run Northwesterly for 333.22 feet; thence turn right 20 degrees 59' 30" and run Northwesterly for 195.0 feet; thence turn 77 degrees 02' left and run Southwesterly for 128.13 feet to the point of beginning; except all that part of the SE1/4 of the NW1/4 of Sec. 3, T 19 South, Range 2 West, lying East of the East Bank of the Cahaba River in Shelby County, Alabama, heretofore deeded to Todd Robbins and Robert L. Martin Octoer 21, 1974.

Subject, however, to the following exceptions:

1. Transmission line permits to Alabama Power Company recorded in Deed Book 220, Page 43; Deed Book 226, Page 741; Deed Book 247, Page 422, and Deed Book 279, Page 387, in the Probate Office of Shelby County, Alabama.

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Landlord Trust Co. Inc.
By: [Signature]
Libron-Anderson-Evans Ave.

Financial Services
[Signature]

2. Easement from Lankford Investment Company to South Central Bell recorded in Deed Book 277, Page 219, and Deed Book 277, Page 442, in the Probate Office of Shelby County, Alabama.

3. Title to all oil, and gas, in and under caption lands, together with the right to explore for and remove the same without using the surface of caption lands.

Lankford Investment Co, LLC
c/o L. S. Lankford

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Shelby Cnty Judge of Probate, AL
07/02/1980 00:00:00 FILED/CERTIFIED

Gibson - Anderson - E. Inc.
By S. E. E. [Signature]

United Financial Services, Inc.
R. B. [Signature]
P. [Signature]

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[Signature]
JUDGE OF PROBATE

Deed	100.00
Rec.	6.00
Fees	1.00
	<hr/>
	107.00

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