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Shelby Cnty Judge of Probate, AL
09/16/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Dollars and other valuable consideration to the undersigned grantors, Gibson-Anderson-Evins, Inc., a corporation, and United Financial Services, Inc., a corporation (herein referred to as GRANTORS) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto ALTADENA MANOR, LTD. (herein referred to as GRANTEE) the following described real estate, situated in Shelby County Alabama:

Part of Lots 7A, 8A, 9A, 10A & 11A, Block 1 and part of Block 2 of Altadena Park Resurvey as recorded in Map Book 5, Page 111, 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 SE 1/4-NW 1/4 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°-30'-50" right and run Southeasterly 96.27 feet to a point on the Northerly line of said Altadena Park Resurvey; thence turn 90°-00' left and run Northeasterly 240.0 feet to the Northermost corner of Lot 1A of said Altadena Park Resurvey; thence turn 90°-58'-45" right and run Southeasterly 149.79 feet to the Southeast corner of said Lot 1A; thence turn 6°-16'-15" right and run Southeasterly along Easterly line of Lot 2A of said subdivision 144.94 feet to the NE corner of Lot 3A; thence turn right 7°-01'-15" and run Southwesterly along the Easterly line of said Lot 3A for 57.52 feet to the Point of Beginning of the parcel of land herein described; thence continue along said Lot 3A for 94.33 feet to the Northeaster corner of Lot 4A; thence turn right 6°-24' (meas. 6°-26'-30") and run Southwesterly and along the Easterly line of said Lot 4A for 133.38 feet (meas. 133.02) to the Northeasterly corner of Lot 5A of said subdivision; thence turn right 12°-17' (meas. 12°-18'-15") and run Southwesterly along the Easterly line of said Lot 5A for 133.07 (meas. 132.44) feet to the Northeasterly corner of Lot 6A; thence turn 7°-13'-15" (meas. 7°-33') right and run Southwesterly along the Easterly line of said Lot 6A for 133.29 (meas. 133.35) feet to the Northeasterly corner of Lot 7A; thence turn right 0°-18'-15" (meas. 0°-18'-45") and run Southwesterly for 115.48 (meas. 115.65) feet to the southeasterly corner of said Lot 7A; thence turn left 9°-21'-30" and run Southwesterly for 40.22 feet to the northeast corner of Lot 8A; thence turn left 6°-53' (meas. 6°-02'-15") and run Southwesterly for 92.20 feet (meas. 92.57) to the southeasterly corner of Lot 8A; thence turn left 14°-28'-30" (meas. 15°-18'-30") and run Southerly for 108.09 (meas. 107.17) feet to the southeasterly corner of Lot 9A; thence turn left 2°-58' (meas. 3°-03') and run Southerly for 92.05 feet to the Southeasterly corner of Lot 10A; thence turn right 0°-09'-40" and run southerly for 83.30 feet; to a point on the Southerly line of Lot 11A, Block 1 of said Altadena Park Resurvey said point also being on the South line of said SE 1/4-NW 1/4, 130 feet East of the Southwest Corner of said 1/4-1/4 section; thence turn left 87°-01' (meas. 87°-03'-28") and run Easterly and along said South line of said 1/4-1/4 section for 1192.02 feet to the Southeast corner of said 1/4-1/4 section; thence turn left 91°-45'-28" 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 NE 1/4-NW 1/4; thence continue along last said course and along the East line of last said 1/4-1/4 section for 366.09 feet; thence turn left 90° and run Westerly for 137.41 feet; thence turn left 87°-58'-40" and run Southeasterly for 170.0 feet; thence 22°-35'-33" right and run Southwesterly for 121.28 feet; thence turn 16°-23'-35" right and run Southwesterly for 100.85 feet to the South line of said NE 1/4-NW 1/4; thence continue along last stated course for 199.15 feet thence turn 41°-00' left and run Southerly for 600.57 feet; thence turn right 90°-00'-38" and run Westerly for 150.0 feet; thence turn right 52°-39'-30" and run Northwesterly for 333.63 feet; thence turn right 21°-00'-00" and run Northwesterly for 194.97 feet; thence turn 84°-49'-42" left and run Southwesterly for 128.22 feet to the point of beginning; except all that part of the SE 1/4 of the NW 1/4 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 October 21, 1974.

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\$ 900,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.
And said GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEE, its successors and assigns, that they are 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 aforesaid, and that they will and their successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, by their officers and representatives, who are authorized to execute this conveyance, have hereto set their signatures and seals, this 27 day of Aug, 1980.

ATTEST:

GIBSON-ANDERSON-EVINS, INC.

BY: [Signature]
Its VP

BY: [Signature]
Its Secretary

ATTEST:

UNITED FINANCIAL SERVICES, INC.

BY: [Signature]
Its Secretary

BY: [Signature]
Its Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

STATE OF ALA SHELBY CO. BY: [Signature]
I CERTIFY THIS
DOCUMENT WAS FILED
1980 SEP 16 AM 11:54

Rec. 300
Dist. 100
400
Need tax - See Reg. 405-770

I, the undersigned Notary Public in and for said County in said State, do hereby certify that Edward T. Anderson, whose name as Secretary of GIBSON-ANDERSON-EVINS, INC., 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 said 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 ON THIS 27 day of August, 1980

My commission expires: 5/11/81

[Signature]
NOTARY PUBLIC

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned Notary Public in and for said County in said State, do hereby certify that Charles A. Williams, whose name as Vice President of UNITED FINANCIAL SERVICES, INC., 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 said 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 ON THIS 26th day of August, 1980.

My commission expires:

[Signature]
NOTARY PUBLIC

My Commission Expires 6-1-82