

473
WARRANTY DEED

1567-A
19801010000115070 Pg 1/3 00
Shelby Cnty Judge of Probate, AL
10/10/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)
JEFFERSON COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Seven Thousand Five Hundred Thirty One and 03/100 (\$87,531.03) Dollars to the undersigned grantor, Three C's, an Alabama General Partnership, in hand paid by Builders Realty & Development Co., Inc., the receipt of which is hereby acknowledged, the said Three C's, an Alabama General Partnership, does by these presents, grant, bargain, sell and convey unto the said Builders Realty & Development Co., Inc., the following described real estate, situated in Shelby County, Alabama,

to-wit:

\$87,531.03 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith

A parcel of land situated in the North half of Section 9, Township 21 South, Range 3 West of the Huntsville Principal Meridian, Shelby County, Alabama, more particularly described as follows:

Begin at the Southwest corner of the southwest quarter of the northeast quarter of said Section 9 and from there run thence easterly along the south line of said quarter-quarter section 1132.00 feet to a point; thence turn an angle to the left of 117°00'00" and run northwesterly 425.00 feet to a point; thence turn an angle to the left of 57°30'00" and run westerly 178.00 feet; thence turn an angle to the right of 120°00'00" and run northeasterly 90.00 feet to a point; thence turn an angle to the left of 13°39'16" and run northeasterly 164.74 feet to a point; thence turn an angle to the right of 66°22'09" and run easterly 125.00 feet to a point; thence turn an angle to the left of 90°00'00" and run northerly 186.00 feet to a point; thence turn an angle to the right of 90°00'00" and run easterly 3.08 feet to a point; thence turn an angle to the left of 90°00'00" and run northerly 151.08 feet to a point on the south line of Eaglewood Estates, First Sector, 88.00 feet distant from the southeast corner of Lot 5 therein, as shown on a map thereof recorded among the Judge of Probate Records, Shelby County, Alabama, in Map Book 7, at Page 45; thence turn an angle to the left of 88°14'33" and run westerly along said south line

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Land Title

of said Eaglewood Estates First Sector 670.00 feet to the northeast corner of Lot 16, Eaglewood Estates, Third Sector, as shown on a map thereof recorded among said Judge of Probate Records of Shelby County, Alabama, in Map Book 7, at page 92; thence turn an angle to the left of 90°00'00" and run southerly 170.00 feet to the southeast corner of said Lot 16; thence turn an angle to the right of 90°00'00" and run westerly along the south boundary of said Eaglewood Estates, Third Sector 840.00 feet to the northeast corner of Lot 26, Corsentino's Addition to Eaglewood Estates, Fourth Sector, First Phase, as shown on a map thereof recorded among said Judge of Probate Records, Shelby County, Alabama, in Map Book 8, at Page 17; thence turn an angle to the left of 85°00'00" and run southerly along the east line of said Lot 26, 128.00 feet to the northeast corner of Lot 27 of said Corsentino's Addition to Eaglewood Estates; thence turn an angle to the left of 5°00'00" and run southerly, along the east line of said Lot 27, 120.00 feet to the northerly right-of-way line of Eagle Drive at the intersection thereof with the southeast corner of said Lot 27; thence turn an angle to the right of 4°45'49" and run southerly along the easterly limit of said Eagle Drive 60.22 feet to the northeast corner of Lot 128 of said Corsentino's Addition to Eaglewood Estates; thence turn an angle to the left of 9°03'42" and run southerly, along the east line of said Lot 128, 153.84 feet to the southeast corner of said Lot 128; thence turn an angle to the left of 85°40'17" and run easterly 521.00 feet to a point; thence turn an angle to the right of 89°56'00" and run southerly 331.13 feet to the point of beginning.

TO HAVE AND TO HOLD, To the said Builders Realty & Development Co., Inc., its successors and assigns forever.

And said Three C's, an Alabama General Partnership, does for itself, its successors and assigns, covenant with said Builders Realty & Development Co., Inc., 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 Builders Realty & Development Co., Inc., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Three C's, an Alabama General Partnership, by its partner, who is authorized to execute this conveyance, have hereto set his signature and seal, this the 3rd day of October, 1980.

THREE C's, an Alabama General Partnership

By William H. Cleary
A Partner

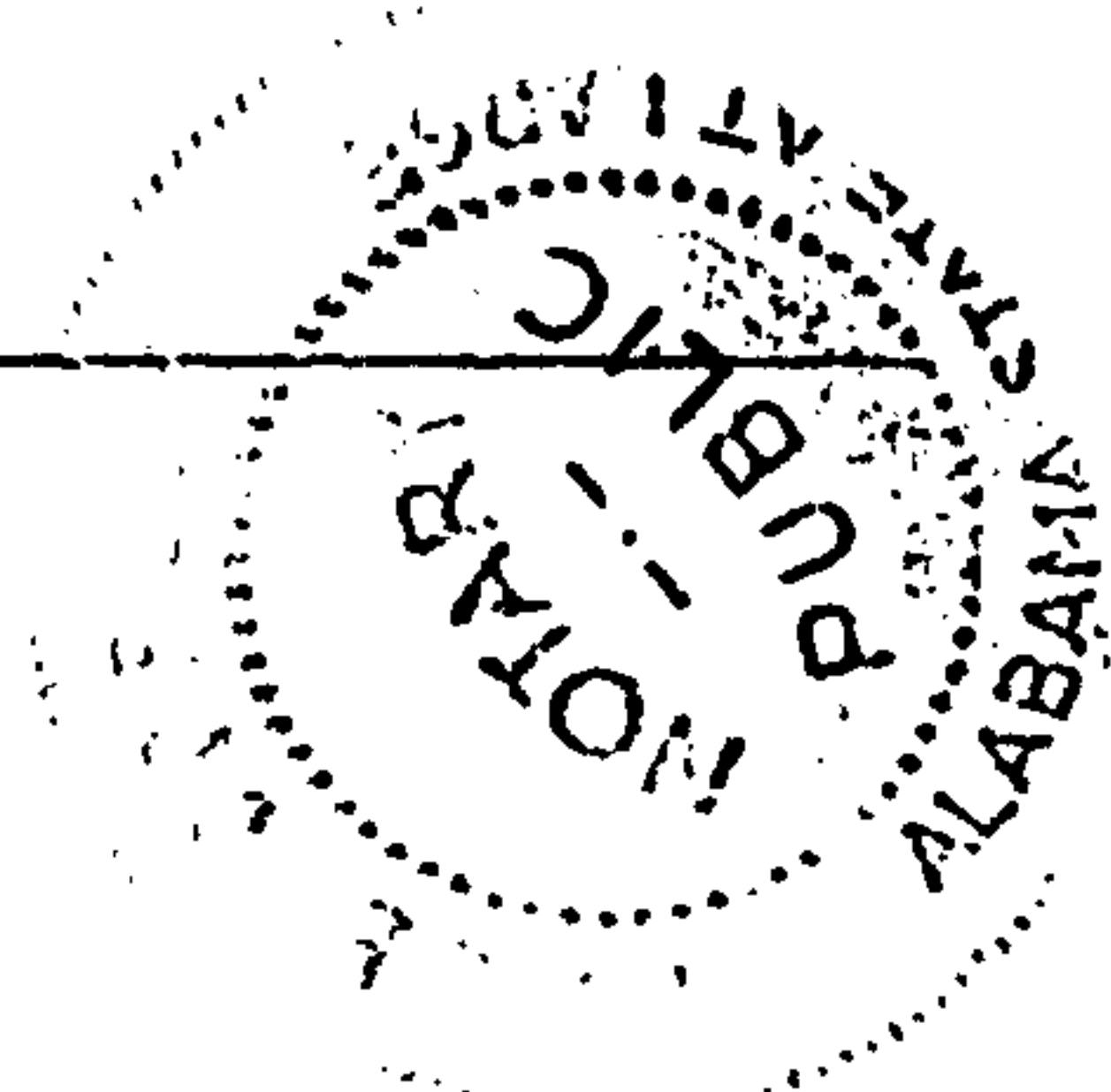
STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martin Clem, Jr., whose name as a partner of Three C's, an Alabama General Partnership, 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 partnership.

Given under my hand and official seal, this the 3rd day of October, 1980.

Dale Corley
Notary Public



This instrument prepared by:

Dale Corley
CORLEY, MONCUS, HALBROOKS & GOINGS
1933 Montgomery Highway
Birmingham, Alabama 35209

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See Ptg. 406-675
1980 OCT 10 PM 9:49

Recd. 450
Ind. 100
550

Shelby County, Alabama
JUDGE OF PROBATE