

This instrument was prepared by:

Carlos E. Heaps

805 Massey Building, Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

19801023000120930 Pg 1/4 .00
Shelby Cnty Judge of Probate, AL
10/23/1980 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Thousand Dollars, (\$90,000.00), to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, the N.C.N. Company, a partnership composed of Robert L. Nightwine, Jesse W. Curtis, III, and Clarence D. Norris, III, (Robert L. Nightwine is married to Gloria J. Nightwine, Jesse Curtis, III is married to Patricia L. Curtis, and Clarence D. Norris is married to Suzanne S. Norris) the grantors, grant, bargain, sell and convey unto Raymond E. Faulkner, the following described real estate, situated in Shelby County, Alabama, to-wit:

BOOK 329 PAGE 405

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 25, Township 19 South, Range 3 West, more particularly described as follows:

Commence at the NW corner of said 1/4-1/4 section; thence in an easterly direction along the northerly line of said 1/4-1/4 section, a distance of 897.44 feet; thence 89 degrees 19 minutes 08 seconds right, in a southerly direction, a distance of 320.33 feet; thence 1 degree 38 minutes 39 seconds left, in a southerly direction, a distance of 268.53 feet; thence 50 degrees 00 minutes right, in a southwesterly direction, a distance of 175.56 feet to the Point of beginning; thence 9 degrees 47 minutes 39 seconds left, in a southwesterly direction a distance of 147.17 feet; thence 90 degrees left, in a southeasterly direction, a distance of 67.40 feet to the beginning of a curve to the right, having a radius of 174.47 feet and a central angle of 29 degrees 57 minutes 49 seconds; thence in a southeasterly direction along said curve, a distance of 91.24 feet; thence 102 degrees 42 minutes 10 seconds left from tangent to said curve, in a northeasterly direction, a distance of 127.36 feet; thence 92 degrees 58 minutes left, in northwesterly direction, a distance of 198.83 feet to the Point of Beginning.

A parcel of land situated in the SE-1/4 of SE-1/4 of Section 25, Township 19 South, Range 3 West, more particularly described as follows:

Commence at the SE corner of SE-1/4 of SE-1/4 of Section 25, Township 19 South, Range 3 West; thence in a westerly direction along the south line of said SE-1/4 of SE-1/4, 362.50 feet to the northerly boundary of a county road; thence with

an angle to the right 148 degrees 52 minutes 20 seconds and continue along northerly boundary of said county road 116.50 feet; thence with an angle to the left 94 degrees 3 minutes in a northwesterly direction 269.48 feet to the point of beginning of the parcel herein described; thence with an angle to the left of 78 degrees 06 minutes 40 seconds in a westerly direction along the south boundary of the herein described parcel, 85.22 feet; thence with an angle to the right 110 degrees 57 minutes in a northwesterly direction, 140.00 feet; thence with an angle to the right 77 degrees 16 minutes in a northeasterly direction, 163.00 feet; thence with an angle to the right 125 degrees 41 minutes in a southerly direction 189.44 feet to the point of beginning, containing 0.43 acres, more or less.

Subject to easement and restriction of record.

Subject to a Ground Lease Agreement dated the 11th day of April, 1980 between N.C.N. Company and Action Grand Prix, Inc., which lease has been assigned to the grantee by separate instrument.

\$70,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE, have hereunto set
OUR hands(s) and seal(s), this 17th
day of OCTOBER, 1980.

Jesse W. Curtis III (Seal)

Victoria J. Curtis (Seal)

Gloria J. Nightwain (Seal)

Robert J. Nightwain (Seal)

Barnech J. Morris (Seal)

Suzanne J. Morris (Seal)

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STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, A Notary Public in and for said County, in said State, hereby certify that, Clarence D. Norris and wife Suzanne S. Norris, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of October, 1980.

[Signature]
Notary Public

NOTARIAL SEAL

My commission expires:

Sept - 20 - 1981

BOOK 329 PAGE 407

STATE OF OHIO

Cuy. COUNTY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that, Robert L. Nightwine and wife Gloria J. Nightwine, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of October, 1980.

[Signature]
Notary Public

NOTARIAL SEAL

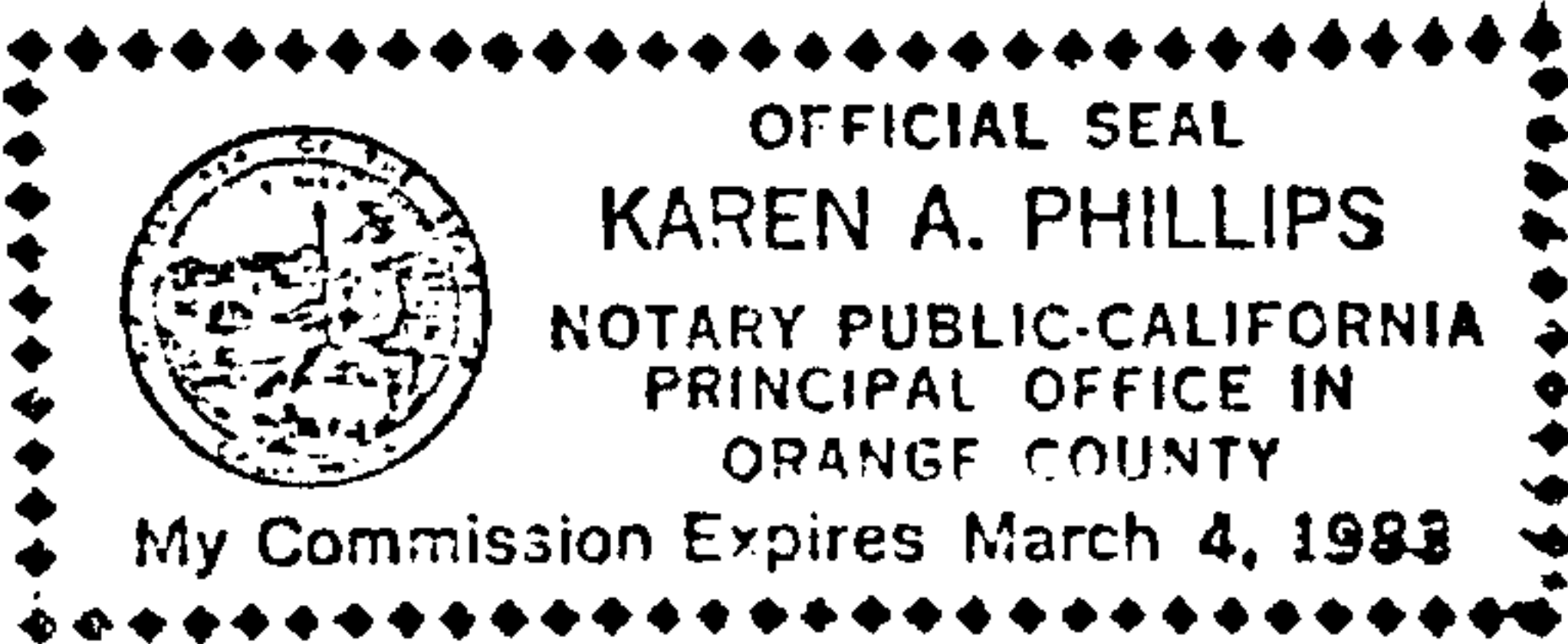
My commission expires:

DONNA M. SLAUGHTER
Notary Public For Cuyahoga County
My Commission Expires Sept. 20, 1981

DONNA M. SLAUGHTER
Notary Public For Cuyahoga County
My Commission Expires Sept. 20, 1981

I, the undersigned, A Notary Public in and for said County, in said State, hereby certify that, Jesse W. Curtis, III, and wife Patricia L. Curtis, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of October, 19 80.



Karen A. Phillips
Notary Public

NOTARIAL SEAL

My commission expires:

3/4/83

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STATE OF CALIF. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

1980 OCT 23 PM 12:12

See mtg. 407-84

Dued 20⁰⁰

Rec 6⁰⁰

Ind. 1⁰⁰

27.00