

This instrument was prepared by
(Name) Dale Corley
(Address) 1933 Montgomery Highway

31 South, an Alabama Limited Partnership
1903 Hoover Court
Birmingham, Alabama 35226

WARRANTY DEED - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

19810123000008410 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
01/23/1981 00:00:00 FILED/CERTIFIED

That in consideration of Sixty-Eight Thousand Five Hundred Eight and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
William N. Eddins and wife, Frances H. Eddins and John O. Eddins and wife, Jane H. Eddins

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

31 South, an Alabama Limited Partnership

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal.

Subject to current taxes, easements and restrictions of record.

\$44,308.00 of the purchase price recited above was paid from a purchase money loan closed simultaneously herewith.

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 23rd day of January, 19 81.

Jane H. Eddins (Seal)
Jane H. Eddins (Seal)
(Seal)

William N. Eddins (Seal)
William N. Eddins (Seal)
Frances H. Eddins (Seal)
John O. Eddins (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William N. Eddins and wife, Frances H. Eddins and John O. Eddins and wife, who have 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 23rd day of January, A. D., 1981
Notary Public

EXHIBIT "A"

PARCEL 1:

Commence at the Southwest corner of Section 28, Township 21 South, Range 2 West, run thence in an Easterly direction along the South line of said section for a distance of 1,341.69 feet to a point on the Northeasterly right-of-way line of U.S. Highway #31, said point being the point of beginning. From the point of beginning thus obtained, thence continue along last described course for a distance of 221.52 feet to a point in the centerline of Camp Branch; thence turn an angle to the left of 112 degrees 0 minutes 59 seconds and run in a Northwesterly direction along the centerline of Camp Branch for a distance of 90.12 feet; thence turn an angle to the left of 37 degrees 1 minutes 21 seconds and run in a Northwesterly direction along the centerline of Camp Branch for a distance of 249.07 feet; thence turn an angle to the right of 34 degrees 14 minutes, 39 seconds and run in a Northwesterly direction along the centerline of Camp Branch for a distance of 87.51 feet; thence turn an angle to the right of 45 degrees 28 minutes 01 seconds and run in a Northeasterly direction along the centerline of Camp Branch for a distance of 355.38 feet; thence turn an angle to the right of 25 degrees 17 minutes 30 seconds and run in a Northeasterly direction along the centerline of Camp Branch for a distance of 287.84 feet; thence turn an angle to the right of 6 degrees 42 minutes and run in a Northeasterly direction along the centerline of Camp Branch for a distance of 165.81 feet; thence turn an angle to the right of 7 degrees 34 minutes and run in a Northeasterly direction along the centerline of Camp Branch for a distance of 158.10 feet; thence turn an angle to the left of 50 degrees 33 minutes 30 seconds and run in a Northeasterly direction along the centerline of Camp Branch for a distance of 211.85 feet; thence turn an angle to the left of 28 degrees 59 minutes 30 seconds and run in a Northwesterly direction along the centerline of Camp Branch for a distance of 157.41 feet; thence turn an angle to the right of 37 degrees 12 minutes and run in a Northeasterly direction along the centerline of Camp Branch for a distance of 114.1 feet; thence turn an angle to the right of 30 degrees 49 minutes 30 seconds and run in a Northeasterly direction along the centerline of Camp Branch for a distance of 158.1 feet; thence turn an angle to the right of 30 degrees 05 minutes 30 seconds and run in a Northeasterly direction along the centerline of Camp Branch for a distance of 70.2 feet; thence turn an angle to the left of 32 degrees 32 minutes 30 seconds and run in a Northeasterly direction along the centerline of Camp Branch for a distance of 3.72 feet to a point that is 276 feet North of the South One-half of the Southwest Quarter of Section 28, Township 21 South, Range 2 West; thence turn an angle to the left of 135 degrees 57 minutes 31 seconds and run in a Westerly direction parallel with the 276 feet Northerly of South One-half of the Southwest Quarter of Section 28, Township 21 South, Range 2 West for a distance of 1,128.97 feet to its intersection with the Northeasterly right-of-way line of U.S. Highway #31; thence turn an angle to the left of 102 degrees 29 minutes 31 seconds to the tangent of the following described course said course being situated on a curve to the right having a central angle of 3 degrees 35 minutes 13 seconds, and a radius of 2,859.05 feet; thence run along the arc of said curve to the right in a Southeasterly direction along the Northeasterly right-of-way line of U.S. Highway #31 for a distance of 179.06 feet to the end of said curve; thence run along the tangent, if extended to said curve, in a Southeasterly direction continuing along the Northeasterly right-of-way line of U.S. Highway #31 for a distance of 494.1 feet to the point of beginning of a curve to the left, said curve having a central angle of 12 degrees 43 minutes 30 seconds and a radius of 2,730.14 feet; thence run along the arc of said curve to the left continuing in a Southeasterly direction along the North

William H. Edkins
John H. Edkins

easterly right-of-way line of U.S. Highway #31 for a distance of 666.35 feet to the end of said curve; thence run along the tangent, if extended to said curve, in a Southeastern direction continuing along the Northeastern right-of-way line of U.S. Highway #31 for a distance of 374.52 feet to the point of beginning. Said parcel containing 19.32 acres. Situated in Shelby County, Alabama.

PARCEL 141:

Commence at the Southwest corner of Section 28, Township 21st South, Range 2 West, run thence in an Easterly direction along the South line of said section for a distance of 1,341.69 feet to the Northeastern right-of-way line of U.S. Highway #31; thence turn an angle to the left of 111 degrees 25 minutes and run in a Northwestern direction along the Northeastern right-of-way line of U.S. Highway #31 for a distance of 374.52 feet to the point of beginning of a curve to the right, said curve having a central angle of 12 degrees 41 minutes 30 seconds and a radius of 2,730.14 feet; thence run along the arc of said curve to the right in a Northwestern direction along the Northeastern right-of-way line of U.S. Highway #31 for a distance of 606.35 feet to the end of said curve; thence run along the tangent, if extended to said curve, in a Northwestern direction along the Northeastern right-of-way line of U.S. Highway #31 for a distance of 494.03 feet to the point of beginning of a curve to the left, said curve having a central angle of 3 degrees 35 minutes 18 seconds and a radius of 2,859.05 feet; thence run along the arc of said curve to the left in a Northwestern direction along the Northeastern right-of-way line of U.S. Highway #31 for a distance of 179.06 feet to the point of beginning. From the point of beginning thus obtained, thence turn an angle to the right of 103 degrees 25 minutes 31 seconds from the tangent of last described course and run in an Easterly direction along a line parallel with and 276 feet Northerly of the North line of the South one-half of the Southwest One-Quarter of Section 28, Township 21 South, Range 2 West for a distance of 1,138.97 feet; thence turn an angle to the left of 44 degrees 02 minutes 29 seconds and run in a Northeastern direction along the centerline of Camp Branch for a distance of 82.01 feet; thence turn an angle to the left of 135 degrees 57 minutes 31 seconds and run in a Westerly direction along the South line of a parcel of land recorded in Deed Book 239, Page 546 in the Office of the Judge of Probate, Shelby County, Alabama for a distance of 1,209.09 feet to a point on the Northeastern right-of-way line of U.S. Highway #31; thence turn an angle to the left of 103 degrees 09 minutes 31 seconds to the tangent of the following described course, said course being situated on a curve to the right having a central angle of 1 degree 01 minute 29 seconds and a radius of 2,859.05 feet; thence run along the arc of said curve to the right in a Southeastern direction along the Northeastern right-of-way line of U.S. Highway #31 for a distance of 51.13 feet to the point of beginning. Said parcel containing 1.44 acres. Situated in Shelby County, Alabama.

According to survey of Jimmy A. Gay, Reg. No. 8759, dated 1-6-81.

William A. Eddins
John A. Eddins

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

1981 JAN 23 AM 10:45

Thomas A. Eddins, Jr.
JUDGE OF PROBATE

Sci. Pkg. 409-463
Alfred Taylor 2/1/80
Geo 550
Int 100
31.00

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