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19810316000029310 Pg 1/4 .00
Shelby Cnty Judge of Probate,AL
03/16/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)
)
SHELBY COUNTY)

$500.00.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars ($10.00) to the undersigned grantors, Gibson-Anderson-Evins, Inc., a corporation, and United Financial Services, Inc., a corporation (hereinafter jointly referred to as the "Grantors"), in hand paid by Altadena Manor, Ltd., a limited partnership (hereinafter called the "Grantee"), the receipt of which is hereby acknowledged, the Grantors do by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

The following parcel of land is situated in the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 19 South, Range 2 West and is more particularly described as follows:

Commence at the NW corner of the SE1/4-NW1/4 of said Section 3, Township 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 Altadena Park Resurvey as recorded in map volume 5, page 111, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn 90°-00' left and run Northeasterly 240.0 feet to the Northernmost 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 Northeasterly 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 132.38 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 Southeasterly 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°-35'-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)

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JOHN D. JURKINS
ATTORNEY AT LAW
1500 First National Southern Natural Bldg.

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' (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 SE1/4-NW1/4, 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 1192.02'; thence turn left 91°-45'-28" and run North and along the East line of said 1/4-1/4 section for a distance of 636.01 feet; thence turn an angle to the left of 90°-28'-07" and run in a southwesterly direction for a distance of 116.65 feet; thence turn an angle to the left of 11°-00' and run in a southeasterly direction for a distance of 215.0 feet; thence turn an angle to the left of 6°-27'-24" and run in a southwesterly direction for a distance of 66.73 feet; thence turn an angle to the right of 17°-56'-37" and run in a westerly direction for a distance of 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.

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The following parcel of land is 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 and is more particularly described as follows:

From the southeast corner of the southeast quarter of the northwest quarter of said Section 3 run thence in a northerly direction along the east line of said quarter-quarter section for a distance of 636.01 feet to the point of beginning of the parcel herein described; thence continue along the same course as before for a distance of 1042.87 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 Southeasterly 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°-00' left and run Southerly for 600.57 feet; thence turn an angle to the left of 107°-55'-59" and run in a northeasterly direction for a distance of 66.73 feet; thence turn an angle to the right of 6°-27'-24" and run in a northeasterly direction for a distance of 215.0 feet; thence turn an angle to the right of 11°-00'-00" and run in a northeasterly direction for a distance of 116.65 feet to the point of beginning. Less and except all that part of the SE1/4 of the NW1/4 of Sec. 3, T 19 S, Range 3 W, 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.

This conveyance is subject to the following:

1. Taxes due and payable on October 1, 1981.

2. All recorded and unrecorded easements, rights of way, agreements, mining and mineral rights, liens, mortgages and other encumbrances.

TO HAVE AND TO HOLD, to the Grantee, its successors and assigns forever.

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And the Grantors do, for themselves, their successors and assigns, covenant with the Grantee, its successors and assigns, that the Grantors are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed under the seal of the Grantors by duly authorized officers on this the 26th day of February, 1981.

GIBSON-ANDERSON-EVINS, INC.

By L. A. Evins III
Its President

UNITED FINANCIAL SERVICES, INC.

By Charles A Williams
Its Vice President

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STATE OF ALABAMA)
)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County and said State, hereby certify that E. L. Evins, III, whose name as President 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 the 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, this the 26th day of February, 1981.

Alice Marie Morrison
Notary Public

NOTARY MUST AFFIX SEAL

My commission expires: MY COMMISSION EXPIRES OCT. 9, 1982

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STATE OF ALABAMA)
)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County and said State, 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 the 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, this the 24th day of February, 1981.

Alice Marie Morrison
Notary Public

NOTARY MUST AFFIX SEAL

My commission expires: MY COMMISSION EXPIRES OCT. 9, 1982

This instrument prepared by:

John D. Johns
Cabaniss, Johnston, Gardner,
Dumas & O'Neal
1900 First National-Southern
Natural Building
Birmingham, Alabama 35203
(205) 252-8800

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Recorded 50
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