

STATE OF ALABAMA)  
SHELBY COUNTY )

*Consideration \$180,000-*

600

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the conveyance by Charles W. Daniel and wife of certain real estate by deed of even date herewith to the undersigned Grantor, receipt of which is hereby acknowledged, the First National Bank of Columbiana, a national banking association, ("Grantor") does by these presents grant, bargain, sell and convey unto Charles W. Daniel the real estate situated in Shelby County, Alabama shown as Parcel A and Parcel B on Exhibit A to this deed, as more particularly described on Exhibit B to this deed, each of which Exhibits is incorporated herein as fully as if set forth in full at this point.

TO HAVE AND TO HOLD unto said Charles W. Daniel, his heirs, successors, personal representatives and assigns, forever; Grantor covenants and agrees with the said Grantee that: it is seized of an indefeasible estate in fee simple in and to said property except as disclosed on Exhibit B hereto; it has the lawful right to sell and convey the same in fee simple; said property is free from all mortgages, liens and encumbrances except as described on Exhibit B; and it, on behalf of itself, its successors and assigns, shall forever warrant and defend the title to same and possession thereof unto the said Grantee, his heirs, personal representatives, successors and assigns against the lawful claims and demands of all persons whomsoever, except with respect to ground lease to Grantor of even date herewith.

IN WITNESS WHEREOF, First National Bank of Columbiana, Grantor, has caused these presents to be executed by Karl C. Harrison, its President, who is duly authorized thereto, and attested by Brenda Hall, its Cashier, who affixed its corporate seal hereto, being duly authorized thereto, on this the 15<sup>th</sup> day of May, 1981.

FIRST NATIONAL BANK OF  
COLUMBIANA

By Karl C. Harrison  
Karl C. Harrison  
Its President

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Karl C. Harrison whose name as President of First National Bank of Columbiana, a corporation, is signed to the foregoing instrument and who is known to me, acknowledge before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

*Harrison & Council*

Given under my hand and official seal this 18  
day of May, 1981.

Carl Leonard (Jr.)  
Notary Public

My commission expires:

MY COMMISSION EXPIRES JULY 7, 1983

This instrument prepared by  
Maude Frierson, III  
1900 First National-Southern  
National Building  
Birmingham, Alabama 35203

BOOK 332 PAGE 916

6° CURVE

TO SYLACAUGA

POINT OF BEGINNING  
PROJ. F214(15) - MAIN EX. L. 4E 30  
6" X 6" CONC. MARKER - KHD  
R.O.W (FOUND IN PLACE)  
STA. 123+77 - 1971

119.50'  
CHORD DIST.

IRON PIN

Ditch

IRON PIN

143° 23' 30"

IRON PIN

STA 504+15

PAVING LOT  
REPORT PAVEMENT

TEMP. BANK  
LOC.

PLANT MIX PAVT

SOUTH EDGE PAVT.

ROW OF OLD UC-280

STA 501+85

R.O.W.

NOTE: THE RIGHT OF WAY LINE  
ALL CORREC BETWEEN CURVE  
PARCEL & SOUTH EDGE OF OLD  
PAVEMENTS CONTAIN: C.F.R.  
MORE OR LESS.

Exhibit "A"

BOOK 332 PAGE 917



# EXHIBIT B

BOOK 332 PAGE 918

BOOK 287 PAGE 89

A parcel of land being described as follows: Begin at Station 183+77 (6" x 6" concrete R.O.W. marker set by ASHD-1971- Proj. F-214(15)) on the South Right of way line of U. S. 280; thence S 75 deg. 36 min. 30 sec. E (MB) along the said South Right of Way line of U. S.-280 for a distance of 119.50 feet to a point; thence turn an angle of 2 deg. 35 min. 00 sec. to the right and proceed S 73 deg. 01 min. 30 sec. E (MB) for a distance of 99.50 feet to a point on the South Right of Way line of U.S.-280; thence turn an angle of 89 deg. 27 min. 30 sec. to the right and proceed S 16 deg. 26 min. 00 sec. W (MB) for a distance of 315.55 feet to a point on the North Right of Way line of Old U.S.-280; Thence turn an angle of 96 deg. 26 min. 30 sec. to the right and proceed N 67 deg. 07 min. 30 sec. W (MB) along the said North Right of Way line of Old U.S.-280 for a distance of 242.25 feet to a point; thence turn an angle of 43 deg. 37 min. 00 sec. to the right and proceed North 23 deg. 30 min. 30 sec. W (MB) diagonally across the flare of Alabama State Highway 119 (SACP 434-Cahaba Valley Road) for a distance of 113.0 feet to a point on the East Right of Way line of Alabama State Highway 119 (Cahaba Valley Road); thence turn an angle of 42 deg. 59 min. 30 sec. to the right and proceed North 19 deg. 29 min. 00 sec. E (MB) along the said East right of way line of the said Alabama State Highway 119 for a distance of 90.10 feet to a point on the flare of U.S. 280 (Proj. F-214(15)); thence turn an angle of 36 deg. 30 min. 30 sec. to the right and proceed N 55 deg. 59 min. 30 sec. East (MB) diagonally along the said U. S. 280 flare for a distance of 140.55 feet to the point of beginning.

Also, included in this conveyance is a triangular parcel of land that was originally a portion of Project SACP 434 (Cahaba Valley Road) rights of way described as: Beginning at a point 40 feet Easterly of and at right angle to Station 504+15 of the said Project SACP 434; thence S 23 deg. 30 min. 30 sec. E (MB) along the long leg of the triangular parcel for a distance of 113.0 feet to a point on the old Northeast right of way line of Old U. S. 280; thence turn an angle of 135 deg. 23 min. to the right and proceed N 67 deg. 07 min. 30 sec. W (MB) along the said old Northeast Right of Way line of old U. S. 280 for a distance of 77.19 feet to a point; thence turn an angle of 86 deg. 36 min. 30 sec. to the right and proceed North 19 deg. 29 min. E (MB) for a distance of 78.09 feet to the point of beginning. This triangle contains 0.0691 acre.

Said property has no encroachments thereon visible above the ground except as shown, and contains 1.9388 acres in the first parcel hereinabove and 0.0691 acre in the triangular parcel (second parcel) hereinabove, or a total acreage of 2.0079 acres. Said property is lying in the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  Section 32, Township 18 South, Range 1 West.

It is the express intent of the grantor to convey to the grantee all U. S. 280 (New) frontage included within the North Boundary description of this parcel.

1981 MAY 15 PM 3:53

Thomas A. Lawrence, Jr.  
JUDGE OF PROBATE

See Ptg. 412-512  
Deed Tax - 36<sup>00</sup>  
Rec. 6<sup>00</sup>  
Ind. 1<sup>00</sup>  
43<sup>00</sup>