

This Instrument Was Prepared By:

Jackson M. Payne, Esquire
Leitman, Siegal & Payne, P.A.
✓ 425 First Alabama Bank Building
417 North 20th Street
Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Twenty Thousand and No/100 Dollars (\$320,000.00) to the undersigned Grantor, Valleydale Village, Inc., in hand paid by Valleydale Village Properties, an Alabama General Partnership. the receipt and sufficiency of which is hereby acknowledged, VALLEYDALE VILLAGE, INC., an Alabama corporation (herein referred to as the "Grantor"), does by these presents grant, bargain, sell and convey unto VALLEYDALE VILLAGE PROPERTIES, an Alabama General Partnership (herein referred to as the "Grantee"), an undivided four-fifths (4/5) interest in and to the following-described real estate, all of which is situated in Shelby County, Alabama, and contains 6.77 acres, more or less, to-wit:

Part of the NW-1/4 of the NW-1/4 and the SW-1/4 of the NW-1/4 of Section 15, Township 19 South, Range 2 West, being more particularly described as follows:

Commence at the N.E. Corner of the SW-1/4 of the NW-1/4 of Section 15, Township 19 South, Range 2 West; Thence run West along the North line of said 1/4-1/4 Section line a distance of 26.25 feet to the Point of beginning; Thence continue along said North line a distance of 336.75 feet; Thence turn right 89°-14'-15" and run North a distance of 360.0 feet; Thence turn left 89°-14'-15" and run West a distance of 608.74 feet; Thence turn left 131°-35' and run Southeasterly 440.25 feet; Thence turn right 90°-00' and run Southwesterly 80.00 feet; Thence turn left 90°-00' and run 437.11 feet to the Northwesterly right-of-way line of a public road, said right-of-way line being in a curve to the left (Having a radius of 2833.72 feet and an interior angle of 6°-04'-18"); Thence turn left 82°-11'-40" to the tangent of said curve and run Northeasterly along said right-of-way line an arc distance of 300.29 feet; Thence from the Tangent of said curve turn left 90° and run Northwesterly a distance of 10.0 feet; Thence turn right 90°-00' and run Northeasterly along said right-of-way line a distance of 252.60 feet to

BOOK 333 PAGE 775

the point of beginning, together with all of Grantor's right, title and interest under the Easement Agreement recorded in Book 330, page 491 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

- BOOK 333 PAGE 776
- (a) Mortgage dated October 3, 1979 from Valleydale Village, Inc. to Birmingham Trust National Bank and recorded in Book 396, Page 912, said Mortgage being modified by instrument recorded in Book 38, Page 904, and transferred and assigned to Protective Life Insurance Company by instrument dated December 30, 1980 and recorded in Book 38, Page 910.
 - (b) Mortgage from Valleydale Village, Inc. to Vera J. Anderson dated July 13, 1979 and recorded in Book 393, Page 911 and subordinated by Misc. Volume 33, Page 1 and amendment recorded in Misc. Volume 38, Page 902.
 - (c) Taxes due October 1, 1981, a lien but not yet payable.
 - (d) Assignment of Leases recorded in Book 32, Page 994.
 - (e) Lease Agreement as recorded in Book 321, Page 7 and amended in Book 38, Page 904 and subordinated to Mortgage as recorded in Book 38, Page 902.
 - (f) Right-of-way to Alabama Power Company as recorded in Book 179, Page 331.
 - (g) Right-of-way to Alabama Power Company as recorded in Book 327, Page 457.
 - (h) Mineral and mining rights and rights incident thereto recorded in Book 232, Page 832.

[All documents referred to above were recorded in the Office of the Judge of Probate of Shelby County, Alabama.]

TO HAVE AND TO HOLD, To the said Valleydale Village Properties, an Alabama General Partnership, its heirs, successors and assigns forever.

And the Grantor does, for itself, and for its successors and assigns, covenant with the said Valleydale Village Properties, its heirs, successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth above; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor will and its successors and assigns shall warrant and defend the same to the said Valleydale Village Properties, its heirs, successors and

assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its corporate name by its officers thereunto duly authorized and its corporate seal to be hereunto affixed this 1st day of July, 1981.

CORPORATE SEAL:

VALLEYDALE VILLAGE, INC.

By

SAM W. BENNETT, President

ATTEST:

Sharon Kay Ryan
Its Secretary

19810701000072020 Pg 3/3 .00
Shelby Cnty Judge of Probate, AL
07/01/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)

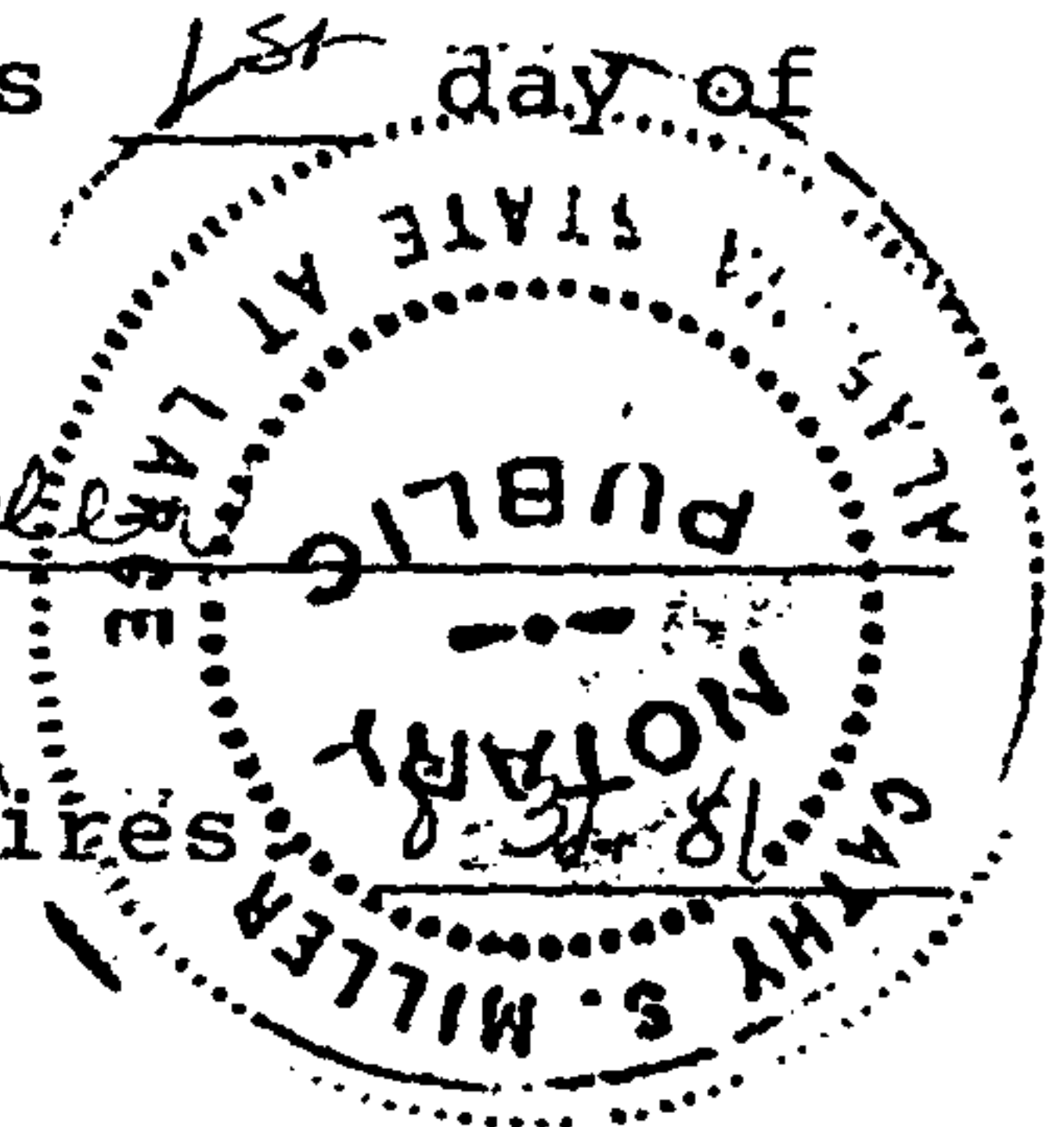
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SAM W. BENNETT, whose name as President of Valleydale Village, Inc., an Alabama corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of July, 1981.

Cathy S. Miller
Notary Public

My Commission expires



1981 JUL -1 PM 3:43

Seed tax - 320.00
Rec. 450
Ind. 100
32550