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WARRANTY DEED



19811021000111980 Pg 1/7 .00
Shelby Cnty Judge of Probate, AL
10/21/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)
:
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned grantors in hand paid by the grantees herein, the receipt of which is hereby acknowledged, Red Carpet Homes, Inc. (herein referred to as grantors) do grant, bargain, sell and convey unto John E. McAvoy, Jr. and Louise T. McAvoy, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County and Jefferson County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION
CONSISTING OF PAGES 1-5

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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And it does for itself, and for its successors and assigns, covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns will 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 and seals this 1st day of September, 1981.

RED CARPET HOMES, INC.

BY

Its

[Signature]

President

✓
J. E. McAvoy
4900 O. L. Herford
Bham Ala 35242

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven E. Chambers whose name as President of Red Carpet Homes, Inc., 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of Sept., 1981.

Alan Sander Garrow
Notary Public

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A tract of land located in both Shelby and Jefferson Counties Alabama, situated in the south half of Section 4, Township 19 South, Range 2 West, and more particularly described as follows:

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Begin at the northeast corner of the southeast quarter of said Section 4, and run thence in a westerly direction along the north line of said quarter section for a distance of 2397.44 feet; thence turn an angle to the left of $71^{\circ}17'$ and run in a southwesterly direction 544.67 feet; thence turn an angle to the left of $38^{\circ}49'$ and run in a southeasterly direction 248.47 feet; thence turn an angle to the right of $47^{\circ}13'$ and run in a southwesterly direction for a distance of 1685.30 feet; thence turn an angle to the left of $35^{\circ}19'29''$ and run in a southerly direction for a distance of 404.93 feet, more or less, to a point on the south line of said Section 4, which lies 3302.14 feet west of the southeast corner of said Section 4, thence turn an angle to the left and run in an easterly direction along the south line of Section 4 for a distance of 3302.14 feet to the southeast corner of said Section 4, thence turn an angle to the left and run in a northerly direction along the east line of Section 4 to the point of beginning. Said parcel contains 174.77 acres, more or less.

Less and except the following described parcels:

EXHIBIT "A"

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(SJK)

That portion of the south half of Section 4, Township 19 South, Range 2 West, said portion of Section 4 is situated in both Jefferson and Shelby Counties and is more particularly described as follows:

From the southeast corner of said Section 4 run in a westerly direction along the south line of same for a distance of 1391.73 feet to the point of beginning of the parcel herein described; thence continue in a westerly direction along the south line of said Section 4 for a distance of 1380.41 feet; thence turn an angle to the right of $131^{\circ}00'$ and run in a northeasterly direction for a distance of 95.0 feet; thence turn an angle to the right of $20^{\circ}30'$ and run in a northeasterly direction for a distance of 190.0 feet; thence turn an angle to the left of $73^{\circ}15'$ and run in a northerly direction for a distance of 135.0 feet; thence turn an angle of $63^{\circ}00'$ right and run in a northeasterly direction for a distance of 250.0 feet to the south right-of-way line of a proposed road, said 250.0 foot line being radial to said south right-of-way line which is curving concave northeastward with a radius of 268.07 feet; thence run in a southeastward direction along the arc of said south right-of-way line for a distance of 221.15 feet; thence deflect to right $100^{\circ}00'$ feet from the chord to said arc and run in a southwesterly direction for a distance of 155.0 feet; thence turn an angle to the left of $122^{\circ}00'$ and run in an easterly direction for a distance of 390.0 feet; thence turn an angle to the right of $8^{\circ}00'$ and run in a southeasterly direction for a distance of 195.0 feet; thence turn an angle to the left of $6^{\circ}40'49''$ and run in an easterly direction 312.44 feet; thence turn an angle to the right of $83^{\circ}03'49''$ and run in a southerly direction 106.79 feet more or less to the point of beginning. Said parcel of land contains 6.564 acres.

The grantee shall have an easement to be reserved to allow such grantee to encroach on any portion of the 6.564 acres described hereinabove which shall be necessary to provide an acceptable grade to Shelby County, or necessary to install pipe for storm drainage, and the right to cut trees and clear any portion of such property for the proposed roadway.

Sx "A"

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(See)

Description of the proposed FIRST SECTOR OF ALTADENA WOODS situated in the southeast $\frac{1}{4}$ of Section 4, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the southeast corner of said Section 4, and run thence in a northward direction along the east line of said section for a distance of 1715.00 feet; thence turn an angle to the left of $67^{\circ}00'$ and run in a northwesterly direction for a distance of 251.0 feet; thence turn an angle to the left of $36^{\circ}40'27''$ and run in a southwesterly direction for a distance of 91.08 feet; thence turn an angle to the left of $14^{\circ}19'33''$ and run southwestwardly 135.0 feet; thence turn an angle to the right of $51^{\circ}00'$ and run northwestwardly for a distance of 235.0 feet; thence turn an angle to the left of $90^{\circ}00'$ and run southwestwardly for a distance of 210.00 feet; thence turn an angle to the right of $90^{\circ}00'$ and run in a northwesterly direction for a distance of 30.0 feet; thence turn an angle to the left of $90^{\circ}00'$ and run southwestwardly for a distance of 200.0 feet; thence turn an angle to the left of $13^{\circ}00'$ and run in a southerly direction for a distance of 300.00 feet; thence turn an angle to the left of $18^{\circ}00'$ and run in a southerly direction for a distance of 240.00 feet; thence turn an angle to the right of $77^{\circ}00'$ and run in a southwesterly direction for a distance of 195.0 feet; thence turn an angle to the right of $11^{\circ}00'$ and run in a westerly direction for a distance of 175.0 feet; thence turn an angle to the left of $92^{\circ}30'$ and run in a southerly direction for a distance of 250.0 feet to a point on the north right-of-way of a proposed road which is in a curve concave southward, said north right-of-way has a radius of 330.0 feet and a central angle of $51^{\circ}00'$; thence run southwestwardly along the arc of said north right-of-way line for a distance of 45.12 feet to the end of said curve; thence deflect left from the chord of said arc $93^{\circ}55'$ and run southwardly and radial to the end of said curve for a distance of 278.0 feet; thence turn an angle to the right of $42^{\circ}00'$ and run southwestwardly 60.0 feet; thence turn an angle to the right of $50^{\circ}00'$ and run southwestwardly 270.0 feet; thence turn an angle to the left of $69^{\circ}17'20''$ and run in a southerly direction for a distance of 106.79 feet more or less to a point on the south line of said Section 4 which is 1391.73 feet west of the southeast corner of said section; thence run 1391.73 feet eastwardly along the south line of said section to the point of beginning. Said parce contains 40.675 acres.

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Said parcel being situated in the northeast quarter of southeast quarter of Section 4, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the southeast corner of said Section 4, run in a northerly direction along the east line of said section for distance of 1715.0 feet to the point of beginning of the parcel herein described; thence turn an angle to the left of $67^{\circ}00'$ and run in a northwesterly direction for 251.0 feet; thence turn an angle to the left of $36^{\circ}40'27''$ and run in a southwesterly direction of 91.08 feet; thence turn an angle to the left of $14^{\circ}19'33''$ and run in a southwesterly direction for a distance of 135.0 feet; thence turn an angle to the right of $51^{\circ}00'$ and run in a northwesterly direction for a distance of 80.0 feet; thence turn an angle to the right of $90^{\circ}00'$ and run in a northeasterly direction for a distance of 145.0 feet; thence turn an angle to the left of $64^{\circ}05.5'$ and run 274.37 feet to a point on the east right-of-way line of a proposed road, said point lying in a curve to the right, concave eastward and having a radius of 250.0 feet; thence run northeastwardly along the arc of said curve for 48.27 feet to the end of said curve; thence run northeastwardly along said east right-of-way line and tangent to the end of said curve for a distance of 110.0 feet to the beginning of a curve to the left, said curve having a radius of 297.0 feet, a central angle of $41^{\circ}04'$ and being concave northwestwardly; thence run along the arc of said curved right-of-way line for a distance of 152.92 feet; thence turn radial to said curve and run southeastwardly 472.60 feet, more or less, to a point on the east line of said section 4, said point being located 2238.60 feet north of the southeast corner of said Section; thence turn an angle to the right and run in a southerly direction along the east line of Section 4 for a distance of 523.60 feet to the point of beginning. Said parcel contains 6.50 acres.

Ex "A"

Page 4

SEE

Description of a parcel of land to be deeded to Charles Corsentino, said parcel being situated in the south half of Section 4, Township 19 South, Range 2 West, Jefferson and Shelby County Alabama and being more particularly described as follows:

From the southeast corner of said section run thence in a westerly direction along its south line for a distance of 2772.14 feet to the point of beginning of the parcel herein described; thence continue westward along the same course as before for a distance of 529.91 feet; thence turn an angle to the right of 21°-46'-31" and run in a northwestward direction for a distance of 495.57 feet; thence turn an angle to the right of 35°-19'-29" and run in a northeasterly direction for a distance of 211.50 feet; thence turn an angle to the right of 79°-36'-02" and run in a southeasterly direction 316.49 feet; thence turn an angle to the left of 21°-40'-30" and run in an easterly direction for a distance of 64.58 feet; thence turn an angle to the right of 21°-40'-30" and run in a southeasterly direction for a distance of 256.26 feet; thence turn an angle to the left of 138°-43'-17.5" and run in a northwesterly direction for a distance of 118.74 feet; thence turn an angle to the right of 43°-29'-08" and run in a northeasterly direction for a distance of 310.0 feet; thence turn an angle to the right of 33°-30' and run in a northeasterly direction for a distance of 100.0 feet; thence turn an angle to the right of 10°-00' and run in a northeasterly direction for a distance of 203.33 feet; thence turn an angle to the left of 5°-41'-36" and run in a northeasterly direction for a distance of 566.53 feet; thence turn an angle to the right of 5°-42' and run in a northeasterly direction for a distance of 275.0 feet; thence turn an angle to the right of 19°-25'-15" and run in a northeasterly direction for a distance of 253.94 feet; thence turn an angle to the right of 45°-59.5' and run in a southeasterly direction for a distance of 59.19 feet; thence turn an angle to the left of 45°-22'-55" and run in a northeasterly direction for a distance of 228.73 feet; thence turn an angle to the right of 12°-58' and run in an easterly direction for a distance of 175.0 feet; thence turn an angle to the left of 13°-00' and run in an easterly direction for a distance of 70.0 feet; thence turn an angle to the right of 35°-45' and run in a southeasterly direction for a distance of 190.0 feet; thence turn an angle to the right of 90°-00' and run in a southwesterly direction for a distance of 200.0 feet; thence turn an angle to the left of 13°-00' and run in a southwesterly direction for a distance of 300.0 feet; thence turn an angle to the left of 18°-00' and run in a southerly direction for a distance of 240.0 feet; thence turn an angle to the right of 77°-00' and run in a southwesterly direction for a distance of 195.0 feet; thence turn an angle to the right of 11°-00' and run in a westerly direction for a distance of 175.0 feet; thence turn an angle to the left of 92°-30' and run in a southerly direction for a distance of 250.0 feet to a point on the north right-of-way line of a proposed road which is in a curve concave southward; said north right-of-way has a radius of 330.0 feet and a central angle of 51°-00'; thence run southwestwardly along the arc of said north right-of-way line for a distance of 45.12 feet to the end of said curve; thence deflect left from the chord of said arc 93°-55' and run southwardly and radial to the end of said curve for a distance of 278.0 feet; thence turn an angle to the right of 42°-00' and run southwestwardly for a distance of 60.0 feet; thence turn an angle to the right of 50°-00' and run southwestwardly for a distance of 270.0 feet; thence turn an angle to the right of 27°-35'-18" and run in a westward direction for a distance of 312.44 feet; thence turn an angle to the right of 6°-43'-42" and run in a northwesterly direction for a distance of 195.0 feet; thence turn an angle to the left of 3°-00'-00" and run in a westward direction for a distance of 390.0 feet; thence turn an angle to the right of 122°-00' and run in a northeasterly direction for a distance of 155.0 feet to the south right-of-way line of a proposed road, said right-of-way line being in a curve to the right, concave northward, and having a radius of 268.07 feet; thence run in a northward direction along the arc of said curve for a distance of 221.15 feet; the chord to said arc forming an interior angle of 80°-00' with the previous call; thence run southwesterly and radial to said curve for a distance of 250.0 feet; thence turn an angle to the left of 63°-00' and run in a southerly direction for a distance of 135.0 feet; thence turn an angle to the right of 73°-15' and run in a southwesterly direction for a distance of 190.0 feet; thence turn an angle to the left of 20°-30' and run in a southwesterly direction for a distance of 95.0 feet to the point of beginning. Said parcel contains 52.273 acres more or less.

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

1981 OCT 21 AM 10:50

Judge of Probate

Deed tax .50 Rec. 10.50 Ad. 1.00 12.00

Kenneth B. Heyland, Reg. L.S. & P.E. #11768

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