

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
12/10/1981 00:00:00 FILED/CERTIFIED

(Name) Dale Corley

(Address) 1933 Montgomery Highway

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA)

COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Million Eight Hundred Thousand and no/100----- DOLLARS, Inc.
to the undersigned grantor, John H. Bankhead & Co., Inc. and Trimm Building Corporation, a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto ALBERT F. THOMASSON DBA AFICO Properties

(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 DESCRIPTION

(Consisting of Pages 1 - 4)

Subject to current taxes, easements and restrictions of record.
(See Attached Exhibit "B" for certain recorded easements, restrictions and exceptions regarding mineral and mining rights)

\$1,800,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are 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 shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 3rd day of December, 19 81

TRIMM BUILDING CORPORATION, INC.

JOHN H. BANKHEAD & CO., INC.

By: William H. Trimm
William H. Trimm President

By: John H. Bankhead
John H. Bankhead President

STATE OF Alabama)

COUNTY OF Jefferson)

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that John H. Bankhead

whose name as President of John H. Bankhead & Co., 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 3rd day of December, 19 81

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William H. Trimm whose name as President of Trimm Building Corporation, 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 3rd day of December, 1981.

Lucia M. White
Notary Public

Recording Fee \$
Deed Tax \$

This form furnished by

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203

TO

WARRANTY DEED

Corporation Form Warranty Deed

STATE OF ALABAMA
COUNTY OF

EXHIBIT "A"

Surface rights to all of the following described real property situated above the elevation of 422.0 feet above sea level based on United States Coast and Geodetic Survey datum plain elevation, and elevation of 425.0 feet according to construction drawing by Coulter and Gay Engineering Company (the one elevation being equivalent to the other):

ITEM ONE

PARCEL NO. 1

Begin at the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in a Southerly direction along the West line of said Quarter-Quarter a distance of 700 feet more or less to its intersection with the Center line of Acton Creek; thence run in a Northeasterly and Northerly directions along the meanderings of the center line of Acton Creek to its intersection with the North line of said Quarter-Quarter; thence run in a Westerly direction along the North line of said Quarter-Quarter a distance of 475 feet more or less to the point of beginning. Parcel contains 6. acres.

PARCEL NO. 2

Begin at the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 16, Township 19 South, Range 2 west, Shelby County, Alabama; thence run in a Southerly direction along the West line of said Quarter-Quarter to the Southwest corner of said Quarter-Quarter; thence continue in a Southerly direction along the West line of the Southwest Quarter of the Southwest Quarter of said Section 16 a distance of 150 feet more or less to its intersection with the Center line of Acton Creek; thence run in a generally Northeasterly and Northerly and Northwesterly directions along the center line of said Acton Creek to its intersection with the North line of said Northwest Quarter of the Southwest Quarter of Section 16; thence run in a Westerly direction along the North line of said Quarter-Quarter 350 feet more or less to the point of beginning. Parcel contains 14.7 acres.

ITEM TWO
Phase II

PARCEL NO. 1

All of the NE 1/4 of the SW 1/4 of Section 17, Township 19-South, Range 2 West, lying Northeast of the Cahaba River. Mineral and mining rights excepted. Tract contains 35. acres.

All that part of the NE 1/4 of the NW 1/4 lying East of the Cahaba River, Section 20, Township 19 South, Range 2 West. Tract contains 21. acres.

PARCEL NO. 2

South 1/2 of the NE 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 2 West, Shelby County, Alabama. Mineral and mining rights excepted. Parcel contains 20.33 acres.

PARCEL NO. 3

All of the Northwest Quarter of the Northeast Quarter and the Northwesterly 36.44 acres of the Southeast Quarter of the Northwest Quarter and the Northwesterly 8.37 acres of the Southwest Quarter of the Northeast Quarter all in Section 20, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 20, Township 19 South, Range 2 West; thence run in a Southerly direction along the west line of said Quarter-Quarter a distance of 1,316.72 feet to the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 20; thence run in a Westerly direction along the North line of said Quarter-Quarter a distance of 1,318.02 feet to the Northwest corner of said Quarter-Quarter; thence turn an angle to the left of 91 degrees 48 minutes 18 seconds and run in a Southerly direction along the West line of said Quarter-Quarter a distance of 1,320.07 feet to the Southwest corner of said Quarter-Quarter; thence turn an angle to the left of 88 degrees 11 minutes 42 seconds and run in an Easterly direction along the South line

of said Southeast quarter of the Northwest quarter a distance of 697.32 feet; thence turn an angle to the left of 55 degrees 06 minutes 36 seconds and run in a Northeasterly direction a distance of 185.72 feet; thence turn an angle to the right of 27 degrees 59 minutes 56 seconds and continue in a Northeasterly direction a distance of 414.89 feet; thence turn an angle to the right of 5 degrees 46 minutes 56 seconds and continue in a Northeasterly direction a distance of 143.90 feet to its intersection with the East line of said Southeast Quarter of the Northwest Quarter; thence turn an angle to the left of 70 degrees 21 minutes 56 seconds and run in a Northerly direction along the East line of said Quarter-Quarter a distance of 148.32 feet; thence turn an angle to the right of 24 degrees 40 minutes 30 seconds and run in a Northeasterly direction a distance of 98.40 feet; thence turn an angle to the right of 42 degrees 33 minutes and run in a Northeasterly direction a distance of 106.43 feet; thence turn an angle to the left of 5 degrees 37 minutes and run in a Northeasterly direction a distance of 87.53 feet; thence turn an angle to the right of 5 degrees 43 minutes and 36 seconds and run in a Northeasterly direction a distance of 77.42 feet; thence turn an angle to the left of 8 degrees 54 minutes and run in a Northeasterly direction a distance of 68.24 feet; thence turn an angle to the right of 15 degrees 13 minutes 12 seconds and run in a Northeasterly direction a distance of 45.24 feet; thence turn an angle to the left of 18 degrees 52 minutes and run in a Northeasterly direction a distance of 93.38 feet; thence turn an angle of 3 degrees 12 minutes 06 seconds to the left and run in a Northeasterly direction a distance of 85.90 feet; thence turn an angle of 2 degrees 15 minutes 12 seconds to the right and run in a Northeasterly direction a distance of 159.33 feet; thence turn an angle of 10 degrees 13 minutes 12 seconds to the left and run in a Northeasterly direction a distance of 84.80 feet; thence turn an angle to the left of 43 degrees 36 minutes and run in a Northerly direction a distance of 237.94 feet to its intersection with the South line of the Northwest Quarter of the Northeast Quarter of said Section 20; thence turn an angle of 91 degrees 52 minutes 36 seconds to the right and run in an Easterly direction along the South line of said Northwest Quarter of the Northeast Quarter a distance of 597.50 feet to the Southeast corner of said Quarter-Quarter; thence turn an angle to the left of 91 degrees 52 minutes 36 seconds and run in a Northerly direction along the East line of said Northwest Quarter of the Northeast Quarter of Section 20 a distance of 1,313.43 feet to the Northeast corner of said Quarter-Quarter; thence turn an angle to the left of 87 degrees 58 minutes 50 seconds and run in a Westerly direction along the North line of said Quarter-Quarter a distance of 1,317.30 feet to the point of beginning. Contains 84.62 acres.

ALSO:

A 60 foot right of way for ingress and egress described as follows: Commence at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 20, Township 19 South, Range 2 West; thence run in a Westerly direction along the South line of said Quarter-Quarter a distance of 597.50 feet; thence run in a Northerly direction parallel with the East line of said Quarter-Quarter a distance of 675.00 feet to the point of beginning of a 60 foot right of way being 30 feet on either side of the following described line: from said point of beginning run in a Southwesterly direction a distance of 775 feet more or less (said Center line to be established by actual survey at a later date) to its intersection with the West line of said Southwest Quarter of the Northeast Quarter of said Section 20, said point being situated 891 feet more or less South of the Northwest corner of said Quarter-Quarter.

ITEM THREE
Central Bank

A parcel of land situated partially in the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4, all in Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Northwest corner of said Northwest 1/4 of Northwest 1/4 of Section 16; thence run in an Easterly direction along the North line of said Quarter-Quarter a distance of 435.0 feet to the point of beginning; thence turn an angle to the right of 89 degrees 00 minutes and run in a Southerly direction a distance of 227.0; thence turn an angle to the left of 54 degrees 11 minutes 41 seconds and run in a

BOOK 336 PAGE 724
Southeasterly direction a distance of 200.49 feet to a point on the Northwest right-of-way line of North Winnebago Drive; thence turn an angle left of 89 degrees 59 minutes 54 seconds to tangent of a curve, said curve having a radius of 436.42 feet and being concave Westerly; thence run in a Northeasterly direction along the arc of said curve a distance of 25.30 feet; thence turn an angle right of 90 degrees from tangent of said curve and run in a Southeasterly direction a distance of 60 feet to the Southeasterly right of way line; thence turn an angle right of 90 degrees to tangent of a curve, having a radius of 496.42 feet and subtending a central angle of 7 degrees 45 minutes 36 seconds; thence run in a Southwesterly direction along the arc of said curve a distance of 67.23 feet; thence turn an angle left of 90 degrees from tangent and run in a Southeasterly direction a distance of 274.14 feet; thence turn an angle right of 74 degrees 24 minutes 24 seconds and run in a Southwesterly direction a distance of 78.91 feet; thence turn an angle left of 7 degrees 13 minutes 08 seconds and run in a Southwesterly direction a distance of 158.09 feet; thence an angle left of 25 degrees 12 minutes 19 seconds and run in a Southeasterly direction a distance of 217.20 feet to the Northwest corner of Lot 4 of Indian Valley, Sixth Sector as recorded in Map Book 5, Page 118 in the office of the Judge of Probate of Shelby County, Alabama; thence turn an angle left of 55 degrees 23 minutes 36 seconds and run in a Southeasterly direction a distance of 340.0 feet; thence an angle right of 22 degrees and run in a Southeasterly direction a distance of 367.0 feet; thence an angle right of 76 degrees 35 minutes 53 seconds and run in a Southwesterly direction a distance of 213.46 feet to a point on the Northerly right of way line of South Winnebago Drive; thence an angle left of 129 degrees 17 minutes 53 seconds and run in a Northeasterly direction along said North right of way line to a point 60 feet Northwesterly of and perpendicular to the Northeast corner of Lot 1, Block 1, of Indian Valley, Sixth Sector; thence an angle right of 90 degrees and run in a Southeasterly direction and along the Northeast line of said Lot 1, a distance of 350 feet more or less to the Centerline of Acton Creek; thence run in a Northeasterly direction along the Centerline of Acton Creek to the East Boundary line of the Northeast Quarter of the Northwest Quarter of said Section 16; thence run in a Northerly direction along said East line to the North line of Section 16; thence run in a Westerly direction along said North line to the Point of Beginning. Tract contains 54. acres more or less.

ITEM FOUR
Central Bank

The Southwest 1/4 of the Southeast 1/4 of Section 17, Township 19 South, Range 2 West, containing 40.66 acres.

ITEM FIVE
Myca Inc. and et al

PARCEL NO. 1

A parcel of land situated in the Southeast Quarter of the Northeast Quarter of Section 17, Township 19 South, Range 2 West and partially situated in the Southwest Quarter of the Northwest Quarter of Section 16, Township 19 South, Range 2 West all in Shelby County, Alabama being more particularly described as follows: Begin at the Southeast corner of said Southeast Quarter of the Northeast Quarter of Section 17, thence run in a Westerly direction along the South line of said Quarter-Quarter to the Southwest corner of said Quarter-Quarter; thence run in a Northeasterly direction along a diagonal line that would intersect the Northeast corner of said Quarter-Quarter to a point that is 51.0 feet Southwesterly of the Northeast corner of said Quarter-Quarter, said point being the most Westerly corner of Lot 12, Block 4, of Indian Valley, Sixth Sector, as recorded in Map Book 5, Page 118, Shelby County, Alabama; thence turn an angle to the right of 105 degrees 58 minutes 13 seconds and run in a Southeasterly direction a distance of 122.18 feet to the Northwesterly right of way line of Osceola Road; thence turn an angle to the left of 15 degrees 47 minutes 09 seconds to tangent and run Southeasterly a distance of 60.0 feet to the Southeasterly right of way line of Osceola Road; thence turn an angle to the right of 10 degrees 52 minutes 49 seconds to tangent and run Southeasterly a distance of 271.61 feet to a point; thence turn an angle to

the left of 1 degree 04 minutes 22 seconds and run Southeasterly a distance of 203.82 feet to the centerline of Indian Lake Drive; thence turn an angle to the right of 11 degrees 06 minutes 49 seconds and run Southeasterly along the Southwest line of Lot 10 of Indian Valley, Sixth Sector to the centerline of Acton Creek; thence Southwesterly and Southerly along said center line of Acton Creek to its intersection with the South line of said Southwest Quarter of the Northwest Quarter of Section 16; thence run Westerly along the South line of said Quarter-Quarter to the Southwest corner of said Quarter-Quarter said point being the point of beginning. Tract contains 29 acres.

PARCEL NO. 2

A parcel of land being the Southwest Quarter of the Southeast Quarter of Section 9, Township 19 South, Range 2 West, being more particularly described as follows: Begin at the Southwest corner of said Quarter-Quarter; thence run in an Easterly direction along the South line of said Quarter-Quarter to the Southeast corner of said Quarter-Quarter; thence run in a Northerly direction along the East line of said Quarter-Quarter to the Northeast corner of said Quarter-Quarter; thence run in a Westerly direction along the North line of said Quarter-Quarter to the Northwest corner of said Quarter-Quarter; thence run in a Southerly direction along the West line of said Quarter-Quarter to the Point of beginning. Parcel contains 40.34 acres.

ITEM SIX
Stanford

The North 1/2 of the Northeast 1/4 of Section 16, Township 19 South, Range 2 West containing 81.40 acres.

EXHIBIT "B"

1. Taxes for the year 1982 are a lien, but not due and payable until October 1, 1982.
2. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 2 Page 298 and Misc. Book 16 Page 768 in Probate Office.
3. All minerals of every kind and character, not owned, including, but not limited to, oil, gas, sand and gravel in, on, and under subject property, and more particularly as shown by the recording of the following instruments: Deed Book 121 Page 294, Deed Book 127 Page 140 and Deed Book 111 Page 625 covering Item 2 Parcel 1; Deed Book 181 Page 385, covering Item 1 Parcel 1 described above; Deed Book 233 Page 505 covering Item 2, Parcel 2; Deed Book 121 Page 294, Deed Book 111 Page 625, Deed Book 127 Page 140, Deed Book 4 Page 441, Deed Book 73 Page 283, Deed Book 40 Page 432 and Deed Book 223 Page 274, covering Item 2, Parcel 3; Deed Book 233 Page 505 and Deed Book 321 Page 624, Deed Book 181 Page 385, covering Item 4; and Deed Book 233 Page 505 and assessed by United States Steel Corporation covering Item 5 Parcel 1.
4. Right-of-ways granted to Alabama Power Company by instruments recorded in the Probate Office of Shelby County, Alabama, as follows: Deed Book 102 Page 55, Deed Book 102 Page 53 covering Item 1, Parcel 2; Deed Book 102 Page 53, Deed Book 104 Page 213, Deed Book 107 Page 121; Deed Book 161 Page 493 and Deed Book 103 Page 43, covering Item 3; Deed Book 102 Page 55 and Deed Book 273 Page 814, covering Item 4; Deed Book 104 Page 213 covering Item 5 Parcel 1; Deed Book 161 Page 493 covering Item 5 Parcel 2; Deed Book 102 Page 53 covering Item 6.
5. Flood easements as shown by instruments recorded in Probate Office of Shelby County, Alabama, as follows: Deed Book 284 Page 885 and Deed Book 285 Page 54 covering Item 3; Deed Book 284 Page 881 covering Item 4.
6. Right-of-way granted to Shelby County by instrument recorded in Misc. Book 1 Page 534 covering Item 2 Parcel 2; and Misc. Book 3 Page 276 covering Item 6.
7. Right-of-way to South Central Bell recorded in Probate Office of Shelby County, as follows: Deed Book 320 Page 928 covering Item 2, Parcel 1.

RECEIVED
SHELBY COUNTY JUDGE OF PROBATE
1981 DEC 10 AM 8:40

Shelby Cnty. 417 pg. 278

Thomas C. Buchanan, Jr.
JUDGE OF PROBATE

Rec. 10.50
Ind. 1.00
11.50