

This instrument was prepared by

(Name) TERRY W. GLOOR

(Address) 2015 Second Avenue North, Birmingham, AL 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Dollars (\$100.00) - - - - -

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

EDNA J. WALD, an unmarried woman,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

2154 Trading Corporation, a New York Corporation,

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTIONS CONTAINING THE FOUR (4) PARCELS, DESIGNATED PARCEL I, PARCEL II, PARCEL III, and PARCEL IV.

SUBJECT TO:

1. Taxes due in the year 1982.
2. Right of way to Alabama Power Company recorded in Volume 180, page 43; Volume 291, page 68, and Volume 291, page 75, in the Probate Office of Shelby County, Alabama.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their ~~heirs~~ and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their ~~heirs~~ and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 15th day of June, 1982.

(Seal)

Edna J. Wald

(Seal)

Edna J. Wald, an unmarried woman

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Terry W. Gloor, a Notary Public in and for said County, in said State, hereby certify that Edna J. Wald, an unmarried woman, whose name 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 on the day the same bears date.

Given under my hand and official seal this 15th day of June, 1982.

Public.

LEGAL DESCRIPTIONS

EDNA J. WALD, TO 2154 TRADING CORPORATION

PARCEL I

A part of the Southeast Quarter of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said section and run South along the East line of said Quarter-Quarter Section 1214.62 feet to the Northerly Right of Way line of U. S. Highway No. 280; thence backsighting last course turn an interior angle left of $61^{\circ}14'32''$ to the chord of a curve to the right having a radius of 7747.74 feet, a central angle of $1^{\circ}05'00''$ and a chord of 146.49 feet; thence run Northwesterly 146.49 feet along the arc of said curve being the Northerly Right of Way line of U. S. Highway No. 280; thence backsighting last chord turn an interior angle left of $179^{\circ}27'30''$ and run Northwesterly along the Northerly Right of Way line of U. S. Highway No. 280, 621.08 feet to the Easterly Right of Way line of Cahaba Beach Road; thence backsighting last course turn an interior angle left of $136^{\circ}00'00''$ and run Northwesterly 143.87 feet along said Right of Way line; thence backsighting last course turn an interior angle left $136^{\circ}00'00''$ and run Northeasterly 101.67 feet along said Right of Way line; thence backsighting last course turn an interior angle left of $270^{\circ}00'00''$ and run Northwesterly 20.00 feet along said Right of Way line; thence backsighting last course turn an interior angle left of $90^{\circ}00'00''$ and run Northeasterly 42.58 feet along said Right of Way line to a point of curve to the right; running thence Northeasterly along the arc of said curve having a chord of 262.00 feet that forms an interior angle left of $173^{\circ}50'10''$ to the chord and an arc distance of 262.50 feet, (said curve having a radius of 1220.03 feet and a central angle of $12^{\circ}19'40''$); thence backsighting last chord, turn an interior angle left of $173^{\circ}50'10''$ and run Northeasterly 290.50 feet along said Right of Way line to a point of curve to the left; running thence Northeasterly to the North line of said Quarter-Quarter Section along the arc of said curve having a chord of 160.76 feet that forms an interior angle left of $185^{\circ}02'07''$ to the chord and an arc distance of 160.97 feet (said curve having a radius of 915.84 feet and a central angle of $10^{\circ}04'14''$); thence backsighting last chord, turn an interior angle left of $122^{\circ}19'09''$ and run East along the North line of said Quarter-Quarter Section 242.19 feet to the point of beginning. Described Parcel contains 13.247 acres.

PARCEL II

A part of the Southeast Quarter of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama; being more particularly described as follows: COMMENCE at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said section and run West along the North line of said Quarter-Quarter Section 310.27 feet to the point of beginning; thence continue along last described course 1273.93 feet; thence backsighting last course turn an interior angle right of $117^{\circ}02'01''$ and run Southwesterly 400.74 feet to the Northerly Right of Way line of U. S. Highway No. 280; thence backsighting last course turn an interior angle right of $89^{\circ}59'37''$ and run Southeasterly along said Right of Way line 960.19 feet to the Westerly Right of Way line of Cahaba Beach Road; thence backsighting last course turn an interior angle right of $134^{\circ}00'00''$ and run Northeasterly 138.93 feet along said Right of Way line; thence backsighting last course turn an interior angle right of $134^{\circ}00'00''$ and run Northeasterly 201.49 feet along said Right of Way line to a point of curve to the right; running thence Northeasterly along the arc of said curve having a chord of 274.88 feet that forms an interior angle right of $186^{\circ}09'50''$ to the chord and an arc distance of 275.41 feet (said curve having a radius of 1280.03 feet and a central angle of $12^{\circ}19'40''$); thence backsighting last chord turn an interior angle right of $186^{\circ}09'50''$ and run Northeasterly 290.50 feet along said Right of Way line to a point of curve to the left; running thence Northeasterly to the North line of said Quarter-Quarter section along the arc of said curve to the point of beginning, said curve having a chord of 119.09 feet that forms an interior angle right of $176^{\circ}00'38''$ to the chord and an arc distance of 119.19 feet, (said curve having a radius of 855.84 feet and a central angle of $7^{\circ}58'45''$). Described parcel contains 16.537 acres.

PARCEL III

A part of the Southeast Quarter of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section and run North along the West line of said Quarter-Quarter Section 770.80 feet; thence backsighting last course turn an interior angle left of $60^{\circ}51'32''$ and run Southeasterly 257.26 feet; thence backsighting last course turn an interior angle left of $270^{\circ}00'00''$ and run Northeasterly 1496.00 feet to the Southerly right of way line of U.S. Highway No. 280; thence backsighting last course turn an interior angle left of $90^{\circ}02'29''$ and run Southeasterly along said Right of Way line 777.61 feet to the Westerly Right of Way line of Valley Dale Road (County Road #17); thence backsighting last course turn an interior angle left of $135^{\circ}01'17''$ and run Southeasterly 63.67 feet along said Right of Way line; thence backsighting last course turn an interior angle left of $135^{\circ}01'17''$ and run Southwesterly 188.85 feet along said Right of Way line to a point of curve to the right; running thence Southwesterly along the arc of said curve having a chord of 673.71 feet that forms an interior angle left of $166^{\circ}00'00''$ to the chord and an arc distance of 680.46 feet (said curve having a radius of 1392.42 feet and a central angle of $28^{\circ}00'00''$); thence backsighting last chord turn an interior angle left of $166^{\circ}00'00''$ and run Southwesterly 73.70 feet along said Right of Way line to a point of curve to the left; running thence Southwesterly along the arc of said curve having a chord of 782.99 feet that forms an interior angle left of $193^{\circ}30'00''$ to the chord and an arc distance of 790.29 feet (said curve having a radius of 1677.04 feet and a central angle of $27^{\circ}00'00''$); thence backsighting last chord turn an interior angle left of $193^{\circ}30'00''$ and run Southwesterly 300.74 feet along said Right of Way line to the South line of said Quarter-Quarter Section; thence backsighting last course turn an interior angle left of $118^{\circ}00'10''$ and run West along the South line of said Quarter-Quarter Section 346.64 feet to the point of beginning. Described parcel contains 30.594 acres.

PARCEL IV

A part of the Southeast Quarter of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Southeast Corner of the Southeast Quarter of the Southeast Quarter of said section and run West along the South line of said Quarter-Quarter Section 1327.75 feet to the Southwest corner of said Quarter-Quarter Section; thence backsighting last course turn an interior angle left of $179^{\circ}57'11''$ and run West along the South line of the Southwest Quarter of the Southeast quarter of said section 890.75 feet to the Easterly right-of-way of Valley Dale Road (County Road #17); thence backsighting last course turn an interior angle left of $61^{\circ}59'50''$ and run Northeasterly 258.20 feet along said right-of-way to a point of curve to the right; running thence Northeasterly along the arc of said curve having a chord of 745.64 feet that forms an interior angle left of $166^{\circ}30'$ to the chord and an arc distance of 752.59 feet (said curve having a radius of 1597.04 feet and a central angle of $27^{\circ}00'$); thence backsighting last chord turn an interior angle left of $166^{\circ}30'$ and run Northeasterly 73.70 feet along said right-of-way to a point of curve to the left; running thence Northeasterly along the arc of said curve having a chord of 712.42 feet that forms an interior angle left of $194^{\circ}00'$ to the chord and an arc distance of 719.56 feet (said curve having a radius of 1472.42 feet and a central angle of $28^{\circ}00'$); thence backsighting last chord turn an interior angle left of $194^{\circ}00'$ and run Northeasterly along said right-of-way 199.39 feet to the Southerly right-of-way of U.S. Highway #280; thence backsighting last course turn an interior angle left of $93^{\circ}07'40''$ and run Southeasterly 84.97 feet along said right-of-way; thence backsighting last course turn an interior angle left of $176^{\circ}49'45''$ and run Southeasterly 627.70 feet along said right-of-way to a point of curve to the left; running thence Southeasterly to the East line of the Southeast Quarter of the Southeast Quarter of said section along the arc of said curve having a chord of 334.99 feet that forms an interior angle left of $182^{\circ}45'51''$ to the chord and an arc distance of 335.20 feet (said curve having a radius of 3474.05 feet and a central angle of $5^{\circ}31'42''$); thence backsighting last chord turn an interior angle left of $116^{\circ}32'10''$ and run South along the East line of said Quarter-Quarter Section 1086.16 feet to the Point of Beginning. Described parcel contains 50.897 acres.

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

1982 JUN 16 AM 8:03

Thomas A. Shandling
JUDGE OF PROBATE

Deed	2,781.00
Recd	4.50
Ind	1.00
	2,786.50