

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) Columbiana, Alabama

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 ----- DOLLARS, in hand paid plus credit against outstanding mortgages owed by grantor to grantees which credit against said mortgages shall be and is in the amount of \$108,750.00, to the undersigned grantor, Shelby Shores, Inc. a corporation, in hand paid by Harold Hall and George Bentley, as Trustees under provisions of Deed dated February 15, 1971, recorded in Probate Office of Shelby County, Alabama, in Deed Book 266, Page 341, the receipt of which is hereby acknowledged, the said Shelby Shores, Inc.

does by these presents, grant, bargain, sell and convey unto the said Harold Hall and George Bentley, as Trustees under provisions of Deed dated February 15, 1971, recorded in Probate Office of Shelby County, Alabama, in Deed Book 266, Page 341 the following described real estate, situated in Shelby County, Alabama

Property described on Exhibits "A" through "H" attached hereto and made part and parcel hereof as fully as if set out herein, which said exhibits are signed for the purpose of identification by grantor herein.

BOOK 340 PAGE 629

TO HAVE AND TO HOLD, To the said Harold Hall and George Bentley, as Trustees under provisions of Deed dated February 15, 1971, recorded in Probate Office of Shelby County, Alabama, in Deed Book 266, page 341, their successors ~~herein~~ and assigns forever.

And said Shelby Shores, Inc. does for itself, its successors and assigns, covenant with said Harold Hall and George Bentley, as Trustees under provisions of Deed dated February 15, 1971, recorded in Probate Office of Shelby County, Alabama, in Deed Book 266, page 341, their successors ~~herein~~ and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 Harold Hall and George Bentley, as Trustees under provisions of Deed dated February 15, 1971, recorded in Probate Office of Shelby County, Alabama, in Deed Book 266, page 341, their successors, ~~herein~~, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Shelby Shores, Inc. by its President, Frank Ellis, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of June, 19 82.

ATTEST:

SHELBY SHORES, INC.

Lance Brash
Secretary

By *Frank Ellis, Jr.*
President

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Frank Ellis, Jr. whose name as President of Shelby Shores, 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 29th day of June, 19 82.

Dorothy Jackson
Notary Public

Exhibit "A"

Lot Numbers 1, 2, 10, 11, 14, 15, 16, 17, 18, 22 in the 1977 Addition to Shelby Shores recorded in Map Book 7, page 87 in the Probate Records of Shelby County, Alabama;

Lot Numbers 23, 26, 27, 28; 29 and 30 in the 1978 Addition to Shelby Shores recorded in Map Book 7, page 88, in the Probate Records of Shelby County, Alabama;

Lot Numbers 23, 26, 27, and 28 in the 1969 Sector of Shelby Shores recorded in Map Book 5, page 46 in the Probate Records of Shelby County, Alabama;

Lot Numbers 28, 29, 30, 33, 34, 35, 36 and 37 in the 1971 Addition to Shelby Shores recorded in Map Book 5, page 96 in the Probate Records of Shelby County, Alabama;

Lot Numbers 36, 43, 44, 45, 46, 47, 52, 20, 53 in the 1974 Addition to Shelby Shores, Phase II, recorded in Map Book 6, page 33 in the Probate Records of Shelby County, Alabama;

Lot Numbers 1 and 2 in the 1976 Addition to Shelby Shores recorded in Map Book 6, page 107 in the Probate Records of Shelby County, Alabama.

There is intended to convey to grantees whether correctly described herein or not all property or interest in property owned by grantor in each of the subdivisions described above and shown on the records of such subdivision in the Probate Records of Shelby County, Alabama.

Also, a tract of land described as "Parcel 21 A" on Exhibit "B" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "B" is signed for the purpose of identification by grantor herein;

Also, a tract of land described as "Parcel 22 A" on Exhibit "C" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "C" is signed for the purpose of identification by grantor herein;

Also, a tract of land described as "Parcel 26" on Exhibit "D" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "D" is signed for the purpose of identification by grantor herein;

Also, a tract of land described as "Parcel 28 A" on Exhibit "E" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "E" is signed for the purpose of identification by grantor herein;

Also, a tract of land described as "Parcel 28 B" on Exhibit "F" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "F" is signed for the purpose of identification by grantor herein;

Also, a tract of land described as "Parcel 28 C" on Exhibit "G" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "G" is signed for the purpose of identification by grantor herein;

Also, a tract of land described as "Parcel 30" on Exhibit "H" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "H" is signed for the purpose of identification by grantor herein.

SIGNED FOR IDENTIFICATION BY GRANTOR:

ATTEST:

Lanier Brasher
Secretary

SHELBY SHORES, INC.

By

Frank Ellis
President

EXHIBIT "B"

PARCEL 21 A

Also to include that certain undesignated parcel of land shown on the Map of Shelby Shores, 1970 Addition as recorded in Map Book 5, page 68 in the Office of Probate Judge of Shelby County Alabama. Said parcel is further described as lying to the Northeast of Lot 5 of said Subdivision, to the Southwest of Lot 6 of said Subdivision, to the Southeast of Shelby County Highway 42 and Northwest of Lay Lake and is located in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, T22S, R1E. Excepted from said parcel is any and all portions of lands that lie below the datum plane of 397 feet above mean sea level as established by the USC & G Survey. Said parcel is also subject to a flood right up to the datum plane of 398 feet above mean sea level.

SIGNED FOR IDENTIFICATION BY GRANTOR:

ATTEST:

SHELBY SHORES, INC.

James B. Baker
Secretary

BY:

Frank Ellis
President

EXHIBIT "C"

PARCEL 22 A

Also to include that parcel of land shown as "Not a part of Subdivision" on the Map of The 1971 Addition to Shelby Shores as recorded in Map Book 5, page 96 in the Office of Probate Judge of Shelby County Alabama. Said parcel is further described as lying to the East of Lot 2 of said Subdivision, West of Lot 3 of said Subdivision, South of Wallace Drive, and North of Lay Lake and is located in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 18, T22S, R2E. Excepted from said parcel is any and all portions of lands that lie below the datum plane of 397 feet above mean sea level as established by the USC & G Survey. Said parcel is also subject to a flood right up to the datum plane of 398 feet above mean sea level.

BOOK 340 PAGE 632

SIGNED FOR IDENTIFICATION BY GRANTOR:

ATTEST:

SHELBY SHORES, INC.

Lance Brasher
Secretary

BY: Frank Ellis
President

EXHIBIT "D"

PARCEL 26

Begin at the Northeast Corner of Lot 1 of the 1974 Addition to Shelby Shores, Phase II, as recorded in Map Book 6, page 33, Probate Office, Shelby County, being a point on the West Right-of-way line of Fowler Lane; Thence run in a Northeasterly direction along said R.O.W. along a curve to the left (Concave Northwesterly and radius = 336.60') for an arc distance of 111.62 feet; Thence continue along said right-of-way along a tangent section for 124.92 feet; Thence turn an angle of 67° 45' 36" left and run 83.55 feet; Thence run along a curve to the right (Concave Northeasterly and radius = 814.06') for an arc distance of 104.35 feet; Thence run along a tangent section for 179.52 feet; Thence turn an angle of 133° 23' 34" left and run 202.01 feet; Thence turn an angle of 38° 40' right and run 52.46 feet; Thence turn an angle of 85° 53' 03" left and run 323.20 feet to the point of beginning. Said parcel of land is located in the NE¼ of SE¼, Section 7, T22S, R2E, and contains 1.6 acres.

Excepted from said parcel is any and all portions of lands that lie below the datum plane of 397 feet above mean sea level as established by the USC & G Survey. Said parcel is also subject to a flood right up to the datum plane of 398 feet above mean sea level.

SIGNED FOR IDENTIFICATION BY GRANTOR:

ATTEST:

Lance Brasher
Secretary

SHELBY SHORES, INC.

BY:

Frank Ellis
President

EXHIBIT "E"

PARCEL 28 A

All that portion of land lying East of County Highway 42, South of lot 16 and North of lot 17 as shown on subdivision plot as recorded in Map Book 4, page 75, Probate Office, Shelby County. Excepted from said parcel is any and all portions of lands that lie below the datum plane of 397 feet above mean sea level as established by the USC & G Survey. Said parcel is located in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 8, T22S, R2E.

BOOK 340 PAGE 634

SIGNED FOR IDENTIFICATION BY GRANTOR:

ATTEST:

SHELBY SHORES, INC.

Lanice Brasher
Secretary

BY: Frank Ellis
President

EXHIBIT "F"

PARCEL 28 B

All that portion of land marked "Reserved Area" between Lots 24 and 23, The 1974 Addition to Shelby Shores, Phase II, as recorded in Map Book 6, page 33, Probate Office, Shelby County. Said parcel of land is located in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 18, T22S, R2E.

BOOK 340 PAGE 635

SIGNED FOR IDENTIFICATION BY GRANTOR:

ATTEST:

SHELBY SHORES, INC.

Lance Brasler
Secretary

BY:

Frank Ellis
President

PARCEL 28 C

All that portion of land marked "Reserved Area" between Lots 24 and 25, The 1974 Addition to Shelby Shores, Phase II, as recorded in Map Book 6, page 33, Probate Office Shelby County. Said parcel of land is located in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 18, T22S, R2E. Excepted from said parcels are any and all portions of lands that lie below the datum plane of 397 feet above mean sea level as established by the USC & G Survey. Said parcels are also subject to a flood right up to the datum plane of 398 feet above mean sea level.

BOOK 340 PAGE 636

SIGNED FOR IDENTIFICATION BY GRANTOR:

ATTEST:

SHELBY SHORES, INC.

Lennie Brasher
Secretary

BY: Mark Ellis
President

EXHIBIT "H"

PARCEL 30

That portion of property lying Southeast of Lot 53, The 1974 Addition to Shelby Shores, Phase II, recorded in Map Book 6, page 33, Probate Office, Shelby County, being designated on said recorded plat as "Not a part of this subdivision", and being more particularly described as follows:

Commence at the point of intersection of the East boundary line of Section 18, T22S, R2E, and the South R.O.W. line of Fowler Lane; Thence run in a Southerly direction along said East boundary of said Section for 232.89 feet to a point, being the point of beginning of the parcel of land herein described; Thence continue along said East boundary of Section 18, for 350.00 feet to a point; Thence turn 94° 56' 27" right and run 39.03 feet; Thence turn 41° 53' 03" right and run 75.47 feet; Thence turn 60° 25' 17" right and run 305.33 feet to the point of beginning. Said parcel is located in the NE¼ of NE¼, Section 18, T22S, R2E, and contains 0.39 acre. Excepted from said parcel is any and all portions of lands that lie below the datum plane of 397 feet above mean sea level as established by the USC & G Survey. Said parcel is also subject to a flood right up to the datum plane of 398 feet above mean sea level.

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

1982 JUN 30 PM 2:45

F. Thomas R. Shaulder, Jr.
JUDGE OF PROBATE

Deed	109.00
Rec.	13.50
Ind.	1.00
	<u>123.50</u>

SIGNED FOR IDENTIFICATION BY GRANTOR:

ATTEST:

SHELBY SHORES, INC.

Lance Brasher
Secretary

BY: *Frank Ellis*
President