

STATE OF ALABAMA     )  
                               )  
 COUNTY OF SHELBY    )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$320,401.00

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

JAMES ALBERT DUNNAM and wife, WALBUR PATE DUNNAM;

LULA DUNNAM JOHNSTON, a widow;

CHARLES ROBERT DUNNAM and wife, VIOLET E. DUNNAM;

MARJORIE DUNNAM LINDSEY and husband, JOHN W. LINDSEY;

GLADYS B. DUNNAM, a widow,

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

BROOK LINE, An Alabama General Partnership,

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

(Legal description of real estate is attached hereto as Exhibit "A" and incorporated herein by reference. Easements and other encumbrances are attached hereto as Exhibit "B" and incorporated herein by reference.)

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

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 19<sup>th</sup> day of August, 1982.

The purchase price recited above was paid from a mortgage filed simultaneously herewith.

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James Albert Dunnam  
JAMES ALBERT DUNNAM, and wife,

Walbur Pate Dunnam  
WALBUR PATE DUNNAM

Lula Dunnam Johnston  
LULA DUNNAM JOHNSTON, a widow

Charles Robert Dunnam  
CHARLES ROBERT DUNNAM, and wife,

Violet E. Dunnam  
VIOLET E. DUNNAM

Marjorie Dunnam Lindsey  
MARJORIE DUNNAM LINDSEY, and husband,

John W. Lindsey  
JOHN W. LINDSEY

Gladys B. Dunnam  
GLADYS B. DUNNAM, a widow.

STATE OF ALABAMA )  
JEFFERSON COUNTY )

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JAMES ALBERT DUNNAM and wife, WALBUR PATE DUNNAM, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of AUGUST,  
19 82.

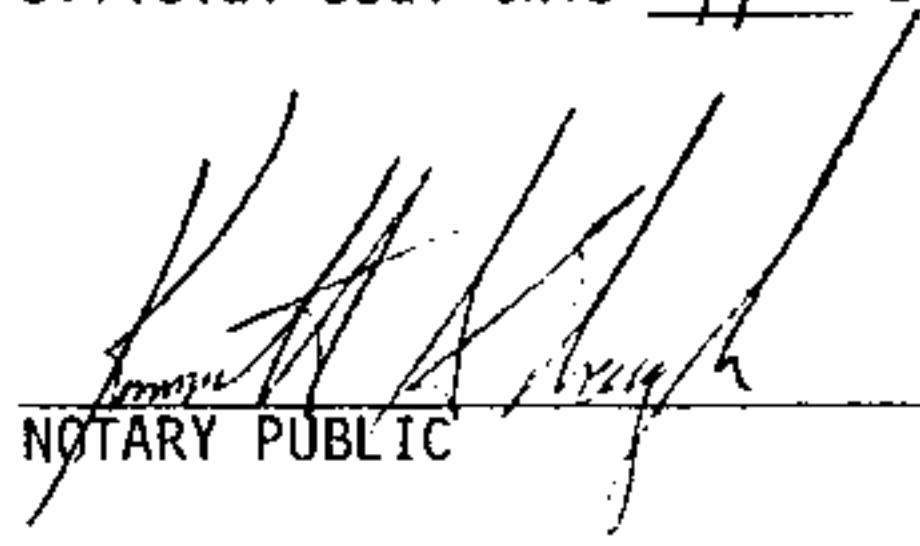
William B. Smith  
NOTARY PUBLIC

STATE OF ALABAMA )  
JEFFERSON COUNTY )

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LULA DUNNAM JOHNSTON, a widow, 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of August, 19 82.


  
NOTARY PUBLIC

STATE OF ILLINOIS )  
COUNTY OF COCK )

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CHARLES ROBERT DUNNAM and wife, VIOLET E. DUNNAM, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of August, 19 82.

  
NOTARY PUBLIC

STATE OF ALABAMA )  
JEFFERSON COUNTY )

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MARJORIE DUNNAM LINDSEY, and husband, JOHN W. LINDSEY, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears

date.

Given under my hand and official seal this 17<sup>th</sup> day of August,  
19 81.

[Signature]  
NOTARY PUBLIC

STATE OF TENNESSEE }

COUNTY OF Shelby }

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that GLADYS B. DUNNAM, a widow, 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of August,  
19 82.

[Signature]  
NOTARY PUBLIC

Commission expires 9-4-82

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THIS INSTRUMENT PREPARED BY:

MILTON E. BARKER, JR.  
Attorney At Law  
2069 Forestdale Blvd.  
Birmingham, Alabama 35214  
(205) 798-5590

# EXHIBIT "A"

Part of the  $W\frac{1}{2}$  of  $SW\frac{1}{4}$  of Section 22, and part of the  $SE\frac{1}{2}$  of Section 21, all in Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the southwest corner of the  $SW\frac{1}{4}$  of  $SW\frac{1}{4}$  of said Section 22, run in an easterly direction along the south line of said  $\frac{1}{2}$ - $\frac{1}{4}$  section for a distance of 575.73 feet to the centerline of Hillsboro Branch being the southwest corner of that tract of land as described in Deed Book 252, Page 387, in Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of  $69^{\circ} 14'$  and run in a northeasterly direction along the centerline of said branch for a distance of 264.60 feet; thence turning an angle of  $2^{\circ} 25' 30''$  to right in northeasterly direction along the centerline of said branch 179.95 feet; thence turning an angle of  $11^{\circ} 35'$  to the left in northeasterly direction along center line of said branch 154.12 feet; thence turning an angle of  $8^{\circ} 34'$  to the left in northerly direction along the centerline of said branch 214.52 feet; thence turning an angle of  $3^{\circ} 03'$  to the right in northerly direction along the center line of said branch 338.29 feet; thence turning an angle of  $10^{\circ} 22' 30''$  left in northerly direction 270.35 feet; thence turning an angle of  $9^{\circ} 21' 30''$  to the right in northerly direction 311.86 feet; thence turn an angle to the right of  $2^{\circ} 21'$  and run in a northeasterly direction for a distance of 88.68 feet to an existing iron pin; thence turn an angle to the left of  $11^{\circ} 12' 05''$  and run in a northerly direction for a distance of 71.79 feet to a point in the centerline of said branch; thence turn an angle to the right of  $19^{\circ} 48' 25''$  and run in a northeasterly direction along said centerline of said branch for a distance of 115.71 feet; thence turn angle to the left of  $6^{\circ} 48' 50''$  and run in a northerly direction for a distance of 104.59 feet; thence turn an angle to the right of  $9^{\circ} 39' 30''$  and run in a northeasterly direction along centerline of said branch for a distance of 107.51 feet; thence turn an angle to the left of  $9^{\circ} 51' 50''$  and run in a northerly direction along the centerline of said branch for a distance of 76.59 feet; thence turn an angle to the right of  $8^{\circ} 37' 25''$  and run in a northeasterly direction along the centerline of said branch for a distance of 201.15 feet; thence turn an angle to the left of  $27^{\circ} 10' 40''$  and run in a northwesterly direction along the centerline of said branch for a distance of 29.99 feet, more or less, to a point on the southwesterly right-of-way line of Roy Drive; thence turn an angle to the left and run in a northwesterly direction along said southwest right-of-way line of Roy Drive for a distance of 420 feet, more or less, to a point of intersection with the north line of the  $NW\frac{1}{4}$  of  $SW\frac{1}{4}$  of said Section 22; thence turn an angle to the left and run in a westerly direction along said north line of  $NW\frac{1}{4}$  or  $SW\frac{1}{4}$  for a distance of 670 feet, more or less, to an existing 3" capped iron pipe; thence turn an angle to the left of  $0^{\circ} 03' 24''$  and run in a westerly direction along the north line of the  $NE\frac{1}{4}$  of  $SE\frac{1}{4}$  of Section 21 for a distance of 1286.95 feet to an iron pin being on the east right of way line of Shelby County Road #17; thence turn an angle to the left of  $81^{\circ} 48' 56''$  and run in a southerly direction along the east right-of-way line of Shelby County Road #17 for a distance of 89.42 feet; thence turn an angle to the left of  $11^{\circ} 13' 11''$  and run in a southerly direction along said east right-of-way line for a distance of 803.81 feet; thence continue along east right-of-way line in a southerly direction for a distance 1286 feet, more or less, to an existing iron pin marking the corner of that tract of land owned by Southern Natural Gas Company; thence turn an angle to the left of  $88^{\circ} 46' 30''$  and run in a northeasterly direction for a distance of 69.85 feet to an existing concrete monument being the most northerly corner of said Southern Natural Gas Company tract; thence turn an angle to the right of  $90^{\circ}$  and run in an southeasterly direction for a distance of 100.16 feet to an existing concrete monument; thence turn an angle to the right of  $90^{\circ}$  and run in a southwesterly direction for a distance of 67.55 feet to a point on the east right of way line of Shelby County Road #17; thence turn an angle to the left of  $88^{\circ} 12' 35''$  and run in a southeasterly direction along said east right-of-way line for a distance of 61.32 feet to an existing iron pin; thence turn an angle to the left of  $64^{\circ} 55' 25''$  and run in a southeasterly direction for a distance of 763.22 feet to an existing iron pin; thence turn an angle to the right of  $42^{\circ} 33' 44''$  and run in a southeasterly direction for a distance of 502.42 feet to the point of beginning, containing acres, more or less.

EXHIBIT "A", Cont'd

LESS AND EXCEPT:

Part of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the southeast corner of said  $\frac{1}{2}$ - $\frac{1}{2}$  section, run in a northerly direction along the east line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for a distance of 114.98 feet to a point of intersection with the east right-of-way line of Shelby County Road #17; thence turn an angle to the left of 166° 40' 38" and run in a southwesterly direction along said east right-of-way line for a distance of 117.67 feet, more or less, to a point of intersection with the south line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence turn an angle to the left of 102° 19' 07" and run in an easterly direction along said south line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for a distance of 27.12 feet, more or less, to the point of beginning, containing 0.036 acres, more or less.

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EXHIBIT "B"

1. Taxes for the year of 1982 are a lien, but are not due and payable until October 1, 1982. Parcel ID: 58-13-05-22-3-001-5 paid in the amount of \$251.88 and 58-13-08-21-4-001-01 paid in the amount of \$516.32.
2. Easement to public for driving purposes as shown by instrument recorded in Deed Book 311 Page 153 in Probate Office.
3. Right of way granted to Shelby County by instrument recorded in Deed Book 154 Page 384 in Probate Office.
4. Easement to Town of Helena as shown by instrument recorded in Deed Book 305 Pages 394, 396, 398, 400 and 402 in Probate Office.
5. Easement to Plantation Pipe Line as shown by instrument recorded in Deed Book 113 Page 61, supplemented by Deed Book 258 Page 49, and Deed Book 180 Page 192, supplemented by Deed Book 258 Page 47 in Probate Office.
6. Easement to Southern Natural Gas Company as shown by instrument recorded in Deed Book 88 Page 551, Deed Book 146 Page 301, Deed Book 147 Page 579, and Deed Book 213 Page 155 in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 324 Page 362 which is a recent lease and the property in the SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 21, Corporation of Texas and Jerry Colwell, Glynn D. Buie. Also that portion being assessed by United States Steel Corporation.

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

1982 AUG 19 PM 3:14

*Thomas A. Sumner, Jr.*  
JUDGE OF PROBATE

Rec. 1350  
Ord. 100  
1450

*Sum. 422-727*