

This instrument was prepared by

(Name) John F. De Buys, Jr, Attorney at Law
(Address) P. O. Box 3418, Birmingham, Al. 35255

P. O. Box 14
Birmingham, Al. 35202

19821228000149690 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
12/28/1982 00:00:00 FILED/CERTIFIED

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

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

RIVERCHASE I, A General Partnership, comprised of Thomas E. Rast and Robert E. Reed, sole general partners
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Estate of Linn W. Wheelock an undivided 20.1% interest

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

Legal description is attached hereto and marked as Exhibit "A".

SUBJECT TO:

1. The terms and conditions of that certain mortgage dated 5/31/77 from Thomas E. Rast and Minnie H. Rast to The Equitable Life Assurance Society of the United States, recorded in Mortgage Book 365, page 515.
2. Taxes due in the year of 1983, a lien, but not yet payable.
3. Oil, gas petroleum and sulphur excepted in Deed Book 127, page 140.
4. Right of way in favor of Alabama Power Co recorded in Deed Book 252, page 184 and Deed Book 304, page 16.
5. Subject to the Declaration of Protective Covenants, agreements, easements, charges and liens for Riverchase (Business), recorded in Miscellaneous Book 13, page 50, as amended by Amendment No. 1, recorded in Miscellaneous Book 15, page 189.
6. Agreement in favor of Alabama Power Company recorded in Misc. Book 15, page 401.
7. Twenty foot sanitary sewer easement, ten foot drainage easement and flood easement, all as shown on Survey of John E. Norton, dated May 6, 1976.

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

And X (we) do for ourselves (ourselves) and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that X (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and 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, we have hereunto set our hands(s) and seal(s), this 22nd day of December, 1982

RIVERCHASE I, A GENERAL PARTNERSHIP

(Seal)

Thomas E. Rast, General Partner

(Seal)

(Seal)

Robert E. Reed, General Partner

(Seal)

(Seal)

Being all of the general partners

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas E. Rast and Robert E. Reed, whose names as General Partners of Riverchase I, an Alabama General Partnership, 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 they in their capacity as such general partners executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of December, A. D., 1982

Carley + Monroe

Mary D. Clayton
Notary Public

LEGAL DESCRIPTION

EXHIBIT "A"

19821228000149690 Pg 2/2 .00
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A tract of land situated in the NW 1/4 of SW 1/4 of Section 19, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:
Commence at the SW corner of Section 19, Township 19 South, Range 2 West; thence North along West section line 1506.75 feet to an intersection with baseline of the East bound lane of Riverchase Parkway East; thence 71 degrees, 40 minutes, 55 seconds right and run along said baseline 75.54 feet to the beginning of a curve to the left; thence continue along curve 220.45 feet, said curve having a central angle of 24 degrees, 15 minutes, 00 seconds and a radius of 520.86 feet; thence continue on a tangent of said baseline 171.06 feet to the beginning of a curve to the right; thence continue along curve 71.21 feet to a point, said curve having a central angle of 6 degrees, 45 minutes, 53 seconds and a radius of 603.10 feet; thence 90 degrees, 00 minutes, 00 seconds right, tangent to curve 42.00 feet to the South right-of-way line of Riverchase Parkway - East and the point of beginning; thence 90 degrees, 00 minutes, 00 seconds left, tangent to a curve to the right, 323.19 feet along said right-of-way line, said curve having a central angle of 33 degrees, 00 minutes, 17 seconds and a radius of 561.10 feet; thence continue tangent to said right-of-way curve in a Northeasterly direction, 140.32 feet to the beginning of a curve to the left; thence continue along curve 24.94 feet, said curve having a central angle of 01 degrees, 49 minutes, 43 seconds and a radius of 781.30 feet, to a curve to the right; thence continue along curve 36.94 feet, said curve having a central angle of 84 degrees, 40 minutes, 05 seconds and a radius of 25.00 feet; thence continue tangent to said curve and along the West right-of-way line of a new road in a Southeasterly direction 170.68 feet; thence 90 degrees, 00 minutes, 00 seconds right from said right-of-way line in a Southwesterly direction 22.35 feet to a point on the 422 foot contour line M.S.L. Datum; thence along said contour line in a Southwesterly, Northerly and Westerly direction 644+ feet; thence North 81 degrees, 33 minutes, 10 seconds West, 51.17 feet to a point; thence North 35 degrees, 48 minutes, 07 seconds West 19.92 feet perpendicular to the South right-of-way line of Riverchase Parkway - East, and the point of beginning and containing 1.68 acres, or 73.374 sq. ft.

BOOK 344 PAGE 304

RECEIVED SHELBY CO.
PROPERTY TAX
DECEMBER 28 1982
1982 DEC 28 PM 1:40

Thomas A. Spaulding
JUDGE OF PROBATE

Deed	109.50
Rec	3.00
Ind.	1.00
	113.50