

868

STATUTORY WARRANTY DEED

19830126000010670 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
01/26/1983 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of forty-four thousand and no/100 dollars (\$44,000.00) to SouthTrust Bank of Alabama, National Association (whose name formerly was "Birmingham Trust National Bank"), (herein called "Grantor"), in hand paid by Boss Landscaping and Contracting, Inc., a corporation, (herein called "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell, and voney unto the said Grantee, the following described real estate, to wit:

Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Southwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 12, Township 20 South, Range 3 West, run in an Easterly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 627.74 feet; thence turn an angle to the left of 89 deg. 58' 40" and run in a Northerly direction for a distance of 130.10 feet; thence turn an angle to the right of 90 deg. 00' 25" and run in an Easterly direction for a distance of 318.04 feet, more or less, to a point on the Westerly right-of-way line of U.S. Highway #31; thence turn an angle to the left of 64 deg. 07' 50" and run in a Northeasterly direction along said right-of-way line for a distance of 169.26 feet, more or less, to a point on the Southeast corner of that certain tract of land as described in Deed Book 322, Page 272, in the Office of the Judge of Probate Shelby County, Alabama; thence turn an angle to the left of 90 deg. 00' 44" and run in a Northwesterly direction along the Southerly line of said tract of land as recorded in Deed Book 322, Page 272, for a distance of 210.66 feet to an existing iron pin being the most Westerly corner of said tract of land as recorded in Deed Book 322, Page 272, and being the point of beginning; thence turn an angle to the right of 34 deg. 16' 57" and run in a Northwesterly direction for a distance of 405.03 feet; thence turn an angle to the right of 85 deg. 31' 49" and run in a Northeasterly direction for a distance of 290.10 feet to a point on the Westerly right-of-way line of Chandalar Drive; thence turn an angle to the right of 113 deg. 11' 51" and run in a Southerly direction along said right-of-way line for a distance of 124.69 feet to a point of a curve to the left, said curve having a central angle of 33 deg. 15' 14" and a radius of 230.57 feet; thence run in a Southerly and Easterly direction along the arc of said curve and said right-of-way line for a distance of 133.82 feet, more or less, to an existing iron pin on the most Northerly corner of that certain tract of land as described in Deed Book 335, Page 531, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 40 deg. 55' 39" (as measured from the chord line) and run in a Southwesterly direction along the Westerly line of said tract as described in Deed Book 335, Page 531, for a distance of 181.41 feet to an existing iron pin being on the Southwest corner of that tract of land as described in Deed Book 335, Page 531, and the Northwest corner of that tract as described in Deed Book 322, Page 272; thence turn an angle to the right of 26 deg. 28' 18" and run in a Southwesterly direction along the Northwesterly line of said tract as described in Deed Book 322, Page 272 for a distance of 128.71 feet, more or less, to the point of beginning.

According to survey of Laurence D. Weygand, Reg. P.E. & L.S. #10373.

BOOK 344 PAGE 791

Subject to:

1. Restrictions, easements and right-of-ways of record;
2. Ad Valorem taxes for 1983;
3. Right of way to Alabama Power Company in Deed Book 101, Page 512; Deed Book 223, Page 357, in Probate Office of Shelby County, Alabama;
4. Easements to Alabama Power Company in Deed Book 179, Page 375, and Deed Book 264, Page 28, in said Probate Office;
5. Encroachment of asphalt as shown on survey of Laurence D. Weygand, Reg. P.E. & L.S. #10373; and,
6. Subject to terms and conditions of the sales contract between the purchasers and sellers herein.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by its duly authorized officer and its seal affixed this 24th day of January, 1983.

BOOK 344 PAGE 792

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

1983 JAN 26 PM 3:28

SEAL

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank")

BY: *Fred C. Crum Jr.*

ITS: *Senior Vice President*

STATE OF ALABAMA
COUNTY OF JEFFERSON)

Deed TAX 15.00
Dee 3.00
Grud 1.00

19.00

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Fred C. Crum Jr., whose name as Senior Vice President of SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank"), a national banking association, is signed to the foregoing conveyance and who is known to me to be such officer, 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 SouthTrust Bank of Alabama, National Association, (whose name formerly was "Birmingham Trust National Bank").

Given under my hand and official seal this 24th day of JANUARY, 1983.

Patricia H. Lloyd
Notary Public

My Commission Expires December 11, 1986

\$29,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS
PAID FROM MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.