

STATE OF ALABAMA)
SHELBY COUNTY)

DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Three Hundred Thirty-Five Thousand Dollars (\$335,000.00) in hand paid by Douglas S. Dickinson and wife, Barbara G. Dickinson, to SOUTHTRUST BANK OF ALABAMA, NATIONAL ASSOCIATION (formerly Birmingham Trust National Bank and herein called the "Grantor"), the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said DOUGLAS S. DICKINSON and wife, BARBARA G. DICKINSON (herein called the "Grantees") for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in Section 14, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

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From an iron pipe found at the northwest corner of the northeast quarter of the northwest quarter of the aforesaid Section 14, said pipe marking a point in the west line of Lot "A" as shown on a map entitled "Sunny Meadows - First Sector, Second Phase" dated December 19, 1979, prepared by Allen Whitley, Land Surveyor, and recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 8, at Page 7; run thence in a southerly direction along the west line of said quarter-quarter and with the west line of said "Sunny Meadows - First Sector, Second Phase, for a measured distance of 556.18 feet (556.33 feet rec.) to a iron pipe found at the southernmost corner of Lot "B" of said First Sector, Second Phase; thence turn an angle to the left of 130°-24'-50" and run in a northeasterly direction with the southeast line of said Lot "B" and with a portion of the southeast line of Lot "C" for a distance of 645.11 feet to the point of beginning of the parcel herein described, said point of beginning also being located at the northeast corner of the hereinbefore described Parcel I; from the point of beginning thus obtained, turn an angle to the right of 130°-24'-50" and, leaving said southeast line of said Lot "C" run in a southerly direction with the east line of said Parcel I along a line parallel with the west line of the east half of the aforesaid northwest quarter for a distance of 2125.33 feet to a point located in the north line of Lot 26, Block 1 of "Sunny Meadows Phase Two" as

recorded in the aforesaid Office of the Judge of Probate in Map Book 8, at Page 19A&B; thence turn an angle to the left of $108^{\circ}-13'-32''$ and run in a northeasterly direction with the north line common to Lots 26 and 27 of said block for a distance of 71.81 feet to a half inch rebar found at an angle point in the north line of said Lot 27; thence turn an angle to the left of $21^{\circ}-07'-44''$ (meas.) $21^{\circ}-09'-12''$ (rec.) and run in a northeasterly direction along the north line common to Lots 27 and 28 of said block for a measured distance of 122.62 feet (122.58 feet rec.) to a half inch rebar found at an angle point in the north line of said Lot 28; thence turn an angle to the right of $40^{\circ}-41'-23''$ (meas.) $40^{\circ}-41'-12''$ (rec.) and run in an easterly direction along the north line common to Lots 28 and 29 of said block for a measured distance of 258.59 feet (258.66 feet rec.) to a half inch rebar found at an angle point in the north line of said Lot 29; thence turn an angle to the right of $54^{\circ}-10'-35''$ (meas.) $54^{\circ}-10'-52''$ (rec.) and run in a southeasterly direction along the northeast line common to Lots 29 and 30 of said block for a distance of 159.05 feet to the westernmost corner of Lot 59 of said Block 1; thence turn an angle to the left of $89^{\circ}-59'-24''$ (meas.) $90^{\circ}-00'-00''$ (rec.) and run in a northeasterly direction along the northwesterly line of said Lot 59 for a measured distance of 171.41 feet (171.08 feet rec.) to the northernmost corner of said Lot 59; thence continue said last course and run in a northeasterly direction along a projection of said northwesterly line of said Lot 59 for a distance of 60.00 feet to a point; thence turn an angle to the right of $90^{\circ}-00'-41''$ and run in a southeasterly direction along a line running parallel with and lying 60.00 feet as measured perpendicularly from the tangent portion of the east line of said Lot 59 and with the easterly right-of-way line of "Willow Way" for a distance of 58.00 feet to the point of curvature of a curve to the right; thence continue to run with said right-of-way line in a southeasterly direction along the arc of said curve, the 107.61 foot chord of which forms a deflection angle to the right of $05^{\circ}-26'-27''$ from the last mentioned course, said curve having a radius of 567.49 feet, a central angle of $10^{\circ}-52'-53''$ and being concave southwesterly for a distance of 107.78 feet to the westernmost corner of Lot 7 of Block 7 of said "Sunny Meadows Phase Two"; thence turn an angle to the left of $84^{\circ}-34'-32''$ from the chord and, leaving said "Willow Way", run in a northeasterly direction with the north line of said Lot 7 for a measured distance of 247.20 feet (247.51 feet rec.) to a half inch rebar found at the northernmost corner thereof; thence turn an angle to the right of $84^{\circ}-41'-37''$ (meas.) $84^{\circ}-41'-50''$ (rec.) and run in a southeasterly direction along a northeasterly line of said Lot 7 for a measured distance of 82.47 feet (82.51 feet rec.) to a half inch rebar found at a corner common to Lots 7 and 3 of said block; thence turn an angle to the left of $20^{\circ}-35'-37''$ (meas.) $20^{\circ}-37'-38''$

(rec.) and run in a southeasterly direction for a measured distance of 184.54 feet (185.00 feet rec.) to a point in the northerly right-of-way line of "Garden Walk" at the easternmost corner of said Lot 3; thence turn an angle to the left of 90°-02'-13" (meas.) 90°-00'-00" (rec.) and run in a northeasterly direction along said northerly right-of-way line of said "Garden Walk" for a measured distance of 137.37 feet (137.29 feet rec.) to the southernmost corner of Lot 2 of said block; thence turn an angle to the left of 90°-01'-29" (meas.) 90°-00' (rec.) and, leaving said right-of-way line, run in a northwesterly direction along the southwesterly line of said Lot 2, for a measured distance of 166.88 feet (167.00 feet rec.) to a half inch rebar found at the westernmost corner of said Lot 2, thence turn an angle to the right of 99°-03'-54" (meas.) 99°-04'-00" (rec.) and run in a northeasterly direction along the north line of said lot for a measured distance of 137.99 feet (137.97 feet rec.) to a half inch rebar found at the north corner common to Lots 1 and 2 of said block; thence turn an angle to the left of 03°-18'-18" (meas.) 3°-18'-21" (rec.) and run in a northeasterly direction along the north line of said Lot 1 for a measured distance of 136.36 feet (136.38 feet rec.) to a half inch rebar found in the westerly right-of-way line of "Sunny Meadows Drive" at the northernmost corner of said lot; thence continue toe same course and run in a northeasterly direction on a projection of the north line of said Lot 2 for a distance of 60.00 feet to a point at the northerly terminus of the easterly right-of-way line of said "Sunny Meadows Drive", thence turn an angle to the left of 46°-11'-48" and run in a northerly direction along a line parallel with the aforesaid west line of the east half of the northwest quarter, for a distance of 1922.38 feet to a point in the north line of the aforesaid Section 14; thence turn an angle to the left of 88°-41'-02" and run in a westerly direction along the north line of said Section and with a portion of the south line of Meadow Brook 4th Sector, as recorded in the aforesaid Office of the Judge of Probate in Map Book 7, at Page 67, and a portion of the south line of Lot 10 of Meadow Brook Estates - First Sector, as recorded in said Office of the Judge of Probate in Map Book 7, at Page 64, for a distance of 1258.34 feet to the easternmost corner of the aforementioned Lot "C" of "Sunny Meadows - First Sector, Second Phase"; thence turn an angle to the left of 41°-43'-48" (meas.) 41°-45' (rec.) and run in a southwesterly direction with a portion of the southerly line of said lot for a distance of 190.28 feet to the point of beginning. Containing 70.28 acres, more or less.

It is specifically understood and agreed that the Grantor has executed this conveyance subject to the following:

1. Ad valorem taxes due October 1, 1983, which are lien but not payable.

2. Right of way to Alabama Power Company as recorded in Book 326, page 126; Book 316, page 465; Book 134, page 514; Book 139, page 128; Book 139, page 140; Book 139, page 598; and Book 220, page 69, all in the Probate Office of Shelby County, Alabama.

3. Right of way to Shelby County, Alabama, as recorded in Book 216, page 155 in said Probate Office.

4. Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of records, if any, which would be disclosed by an inspection and survey.

Two Hundred Twenty-Five Thousand Dollars (\$225,000.00)

of the above recited consideration for this conveyance was paid from the proceeds of a Purchase Money Mortgage executed and delivered by the Grantees to the Grantor simultaneously with the execution and delivery of this Deed.

TO HAVE AND TO HOLD, unto the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

This instrument is executed without warranty or representation of any kind by the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, SouthTrust Bank of Alabama, National Association (formerly Birmingham Trust National Bank) has caused this conveyance to be executed in its name and on its behalf by its officer who is duly authorized thereunto this 19th day of January, 1983.

SOUTHTRUST BANK OF ALABAMA, NATIONAL
ASSOCIATION (formerly Birmingham
Trust National Bank)

BY:

Ronald S. French
Its Senior Vice President

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald S. Lundy whose name as Senior Vice President of the SouthTrust Bank of Alabama, National Association, a national banking association, 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 national banking association.

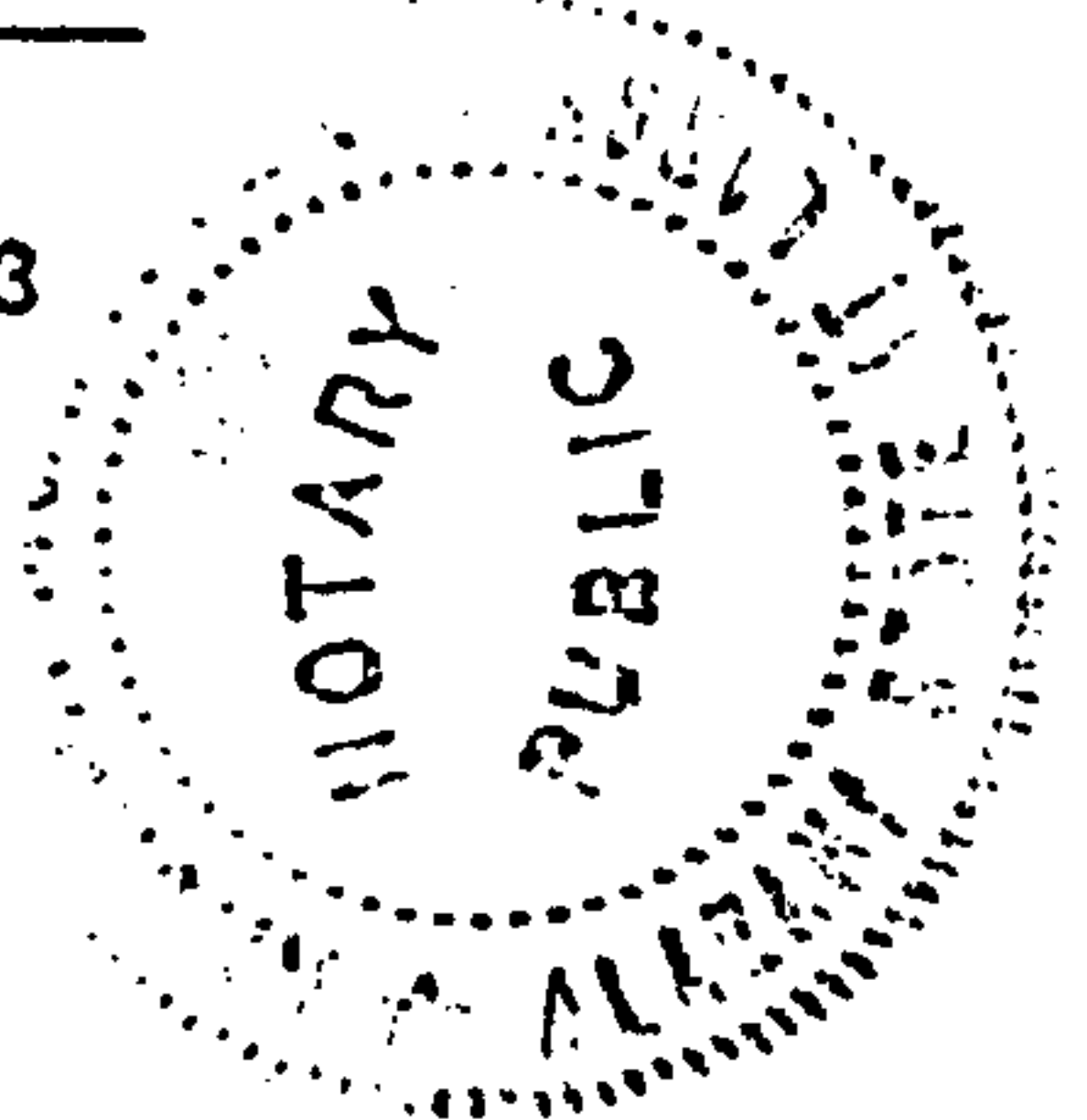
Given under my hand and official seal, this 19th day of January, 1983.

Rhonda M^cAlister
NOTARY PUBLIC

My Commission Expires May 11, 1983

This instrument was prepared by:

James J. Robinson
Attorney
1600 Bank for Savings Building
Birmingham, Alabama 35203



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\$235,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

ALABAMA SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 JAN 31 AM 8:41

See Mtg 426-903

Thomas A. Landon, Jr.
JUDGE OF PROBATE

deed tax - 100.00
Rec. 760
Ind. 102
108.50