

DEED, STATUTORY WARRANTY

PRINTED AND FOR SALE BY ZAC SMITH STATIONERY CO., B'HAM

The State of Alabama,

928

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY.

Value
\$117,100.00

That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration

to the undersigned grantor Dantract, Inc., an Alabama corporation

in hand paid by Shelbyco, Ltd., an Alabama limited partnership

the receipt whereof is acknowledged the said Dantract, Inc.

does grant, bargain, sell and convey unto the said Shelbyco, Ltd.

the following described real estate, to-wit: All that certain real property located in Shelby County, Alabama, and described on Exhibit A attached hereto and made a part hereof.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1983.
2. Any applicable zoning ordinances.
3. Mineral and mining rights not owned by Grantor.
4. Easements, rights of way, restrictions, and reservations of record.

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situated in Shelby County, Alabama.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

In Witness Whereof, I have hereunto set my hand and seal this 9th day of August, 1983.

WITNESSES:

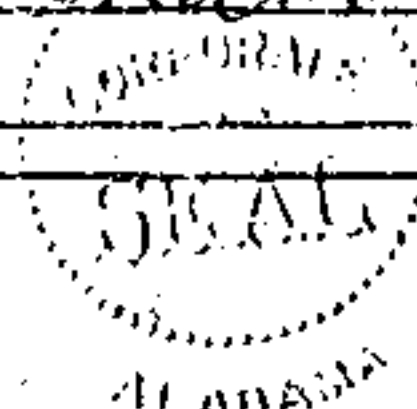
DANTRACT, INC. (Seal)

By Charles W. Daniel (Seal)

Its PRESIDENT (Seal)

(Seal)

Attest: Sydney P. Daniel
Its Secretary



THE STATE OF ALABAMA,

JEFFERSON

County

I, Dorothy B. Watkins

a Notary Public in and for said County, in said State, hereby
certify that Charles W. Daniel
whose name as President of Dantract, Inc., an Alabama corporation, is
and known to be such officer signed to the foregoing conveyance, and who is known to me,
acknowledged before me on this day, that, being informed of the contents of this conveyance, he
executed the same voluntarily on the day the same bears date, for and as the act of said corporation.

Given under my hand and seal, this 9th day of August A. D. 1983

Dorothy B. Watkins

MY COMMISSION EXPIRES JANUARY 15, 1984

THE STATE OF ALABAMA,

JEFFERSON

County

I, Dorothy B. Watkins

a Notary Public in and for said County, in said State, hereby
certify that S. Garry Smith, a subscribing witness
to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated
that Charles W. Daniel as President of Dantract, Inc., the Grantor
voluntarily executed the same in my presence, and in the presence of the other subscribing witness, on the
day the same bears date; that he attested the same in the presence of the Grantor, and of the
other witness, and that such other witness subscribed his name as a witness in his presence.

Given under my hand, this 9th day of August A. D. 1983

Dorothy B. Watkins

MY COMMISSION EXPIRES JANUARY 15, 1984

THE STATE OF ALABAMA,

JEFFERSON

County

I, Dorothy B. Watkins

a Notary Public in and for said County, in said State, hereby
certify that on the 9th day of August 1983, came before me the
within named Lyndra P. Daniel known to me (or made known to me),
to be the wife of the within named Charles W. Daniel
who, being examined separate and apart from the husband, touching her signature to the within
acknowledged that she signed the same of her own
free will and accord, without fear, constraint or threats on the part of the husband.

In witness whereof, I hereunto set my hand, this 9th day of August A. D. 1983

MY COMMISSION EXPIRES JANUARY 15, 1984

Dorothy B. Watkins

TO

Deed, Statutory Warranty

THE STATE OF ALABAMA

County

I, Judge of the Probate Court of said County, hereby
certify that the foregoing conveyance was filed for
registration in this office on the day of
19, and was recorded
in Vol. Records of Deeds,
Pages on the
days of 19

Judge of Probate.

Recording Fee, \$

State Tax \$

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AN UNDIVIDED ONE-HALF (1/2) INTEREST IN THE FOLLOWING PROPERTY:

The following described land lies north of U.S. Highway 280 and west of Cahaba Valley Road and is described as follows:

	<u>SEC.</u>	<u>TWP.</u>	<u>RGE.</u>	<u>ACRES</u>	
SE $\frac{1}{4}$ of SE $\frac{1}{4}$	19	18-S	1-W	40	F
A parcel of land situated in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 29, Township 18-S, Range 1-W, more particularly described as follows: Begin at a point 130 feet north of the NW corner of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 29, Township 18, Range 1-W and run due north 312 feet; thence south 59 deg. 45 min. east along dividing line of land belonging to Hugh P. Bigler and lands herein described a distance of 657 feet to the R/O/W of Cahaba Valley Road (Montevallo and Asheville road); thence south 24 deg. 15 min. west along said R/O/W 264 feet; thence north 59 deg. 30 min. west along dividing line of land belonging to Misses Alta and Della Lee and the lands herein described a distance of 515 feet to point of beginning; being in the northwest corner of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and the southwest corner of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 29.	29	18-S	1-W	3-3/4	F
E $\frac{1}{2}$ of NW $\frac{1}{4}$	29	18-S	1-W	80	F
W $\frac{1}{2}$ of SW $\frac{1}{4}$; NE $\frac{1}{4}$ of SW $\frac{1}{4}$; and W $\frac{1}{2}$ of NW $\frac{1}{4}$	29	18-S	1-W	200	S
That portion of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ lying north and west of Cahaba Valley Road, known as the "Old Ingall's Farm" and being more particularly described as follows: Begin at the northwest corner of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 29 and run thence south along the west line of said quarter-quarter section a distance of 894.72 feet to an iron pipe situated on a fence and hedge row; thence run south 59 deg. 30 min. east along said fence and hedge row 625.17 feet to the west line of the Leeds-Pelham Road (also known as the Cahaba Valley Road); thence run in a northeasterly direction along the west R/O/W line of said Cahaba Valley Road to its intersection with the north line of said quarter-quarter section; thence run west along the north line of said quarter-quarter section a distance of 1153.93 feet to the point of beginning.	29	18-S	1-W	20	F
A part of the S $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 29, Township 18-S, Range 1-W, being described as follows: Begin at the southwest corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 29 and run north along the west line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 350.26 feet; thence east parallel with the south line of said forty 1331.12 feet to the west R/O/W line of Montevallo or Cahaba Valley Road; thence southwesterly along said road R/O/W to the south line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 29; thence west along said south line 1152.26 feet to the point of beginning.	29	18-S	1-W	10	F
NW $\frac{1}{4}$; and W $\frac{1}{2}$ of NE $\frac{1}{4}$; and NE $\frac{1}{4}$ of NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of the Section and NW $\frac{1}{4}$ of SW $\frac{1}{4}$	30	18-S	1-W	480	F
SE $\frac{1}{4}$ of NE $\frac{1}{4}$	30	18-S	1-W	40	S
All that part of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 30, Township 18-S, Range 1-W, lying north and west of Columbiana Road	30	18-S	1-W	30	F
SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 30, Township 18-S, Range 1-W, except 2 acres lying north and west of Columbiana Road.	30	18-S	1-W	38	F
SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$; and E $\frac{1}{2}$ of NW $\frac{1}{4}$	31	18-S	1-W	90	S
Tracts 6, 8, 10, 12, 16, 18, 20, and 22 through 32, both inclusive, according to Jessica Ingram's Survey of NE $\frac{1}{4}$, Section 31, Township 18-S, Range 1-W, as shown by Map Book 3 page 54 in the Probate Office of Shelby County, Alabama.	31	18-S	1-W	90	S

All that portion of the NW $\frac{1}{4}$ of Section 32, 32 18-S 1-W 65 F Township 18-S, Range 1-W, lying west of the Cahaba Valley Road. LESS AND EXCEPT tract sold to W. H. Hulsey as described in Deed Book 81 page 271 and particularly as follows: Beginning at the NW $\frac{1}{4}$ corner of said Section 32 and go north 86 deg. 30 min. east 2210.5 feet to point of beginning of said exception; thence at an angle of 118 deg. 30 min. right bearing south 25 deg. 0 min. west 315 feet; thence at an angle of 118 deg. 30 min. left bearing north 86 deg. 30 min. east 315 feet to the NW side of public road; thence at an angle of 61 deg. 30 min. left bearing north 25 deg. east along public road 315 feet; thence at an angle of 118 deg. 30 min. left bearing south 86 deg. 30 min. west 315 feet to point of beginning, containing 2 acres, more or less in said exception. ALSO LESS AND EXCEPT tract sold to Birmingham University School described as follows: Beginning at the Northwest corner of Section 32, Township 18 South, Range 1 West of the Huntsville Principal Meridian run N 86°30' E 2203.2 feet along the North line of said Section; thence S 24°30' W 315.0 feet; thence N 86°30' E 286.4 feet to the Westerly line of State Highway 119; thence S 26°03' W along said Westerly line 1096.3 feet; thence N 53°56' W 650.1 feet; thence N 78°33' W 1352.7 feet to the West line of said Section 32; thence N 2° 58' W 470.0 feet along said West line to the point of beginning, containing 39.63 acres, more or less.

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

1983 AUG 18 AM 8:48

Thomas A. Cunningham, Jr.
CLERK OF COURSE

Deed tax - 1,771.50
Rec 6.00
Sub. 1.00

1,778.50