

344
SEND TAX NOTICE TO:

(Name) Mr. Van R. Comfort, Jr.

(Address) 2608 Kings Ridge Drive
Birmingham, Alabama 35243

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY-TWO THOUSAND AND NO/100 DOLLARS (\$32,000.00)

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

Conrad M. Fowler and wife, Virginia M. Fowler

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

Van R. Comfort, Jr.

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

Property and road easement described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein which said Exhibit "A" is signed for identification by grantors.

Subject to road right-of-way described herein and the rights of other parties in and to the use of said road.

Subject to restrictions recorded in Probate Office of Shelby County, Alabama, in Deed Book 340, Pages 948 through 950 inclusive.

Subject to rights acquired by the Alabama Power Company in that certain deed recorded in Probate Office of Shelby County, Alabama, in Deed Book 253, Page 120.

BOOK 353 PAGE 855

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 7th day of March, 1984

.....(Seal)

.....(Seal)

.....(Seal)

Conrad M. Fowler (Seal)

Virginia M. Fowler (Seal)

Virginia M. Fowler (Seal)

STATE OF ALABAMA

Chambers COUNTY }

General Acknowledgment

I, the undersigned authority

hereby certify that Conrad M. Fowler, and wife, Virginia M. Fowler

whose name S. 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of March, A. D., 1984

Melinda Lane
My Commission exp. 9-20-85 Notary Public.

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
 LEGAL DESCRIPTION ^{Richmond, Virginia}

EXHIBIT "A", PARCEL 9:

SCHEDULE A cont'd.

Commence at the Northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 12, Township 22 South, Range 1 East; thence proceed in a Southerly direction along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 12.10 feet to a point, being the point of beginning of the parcel of land herein described; thence continue along said West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ for 315.00 feet to a point; thence turn an angle of 90 deg. 12' 19" left and run 1359.71 feet to a point; thence turn an angle of 125 deg. 51' 31" left and run 72.40 feet to a point; thence turn an angle of 11 deg. 46' 18" right and run 175.82 feet to a point; thence turn an angle of 68 deg. 58' 09" right and run 106.87 feet to a point; thence turn an angle of 75 deg. 53' 46" left and run 23.44 feet to a point; thence turn an angle of 58 deg. 59' 10" left and run 1307.75 feet to the point of beginning. Said parcel is located in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 12, Township 22 South, Range 1 East.

EXCEPT from said parcel is any and all portions of lands that lie below the datum plane of 397 feet above mean sea level as established by the USC & G Survey. Said parcel is also subject to a flood right up to the datum plane of 398 feet above mean sea level.

ALSO, an easement for ingress and egress and installation of utilities over and across road easement described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantor for identification. ||

SIGNED FOR IDENTIFICATION:

Conrad M. Fowler
 Conrad M. Fowler

Virginia M. Fowler
 Virginia M. Fowler

Schedule A Page 2 No. **BC 952542**

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
Richmond, Virginia

SCHEDULE A cont'd.
ROAD EASEMENT

FOR ACCESS TO PARCELS 1 THROUGH 13

Commence at the Southwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 12, Township 22 South, Range 1 East; thence proceed in an Easterly direction along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 406.69 feet to a point, being the point of beginning of the centerline of a 60 foot easement herein described; thence turn an angle of 94 deg. 52' 21" left and run 427.20 feet; thence run along a curve to the right (concave Easterly and radius = 435.87') for an arc distance of 175.70 feet; thence run along a tangent section for 724.43 feet; thence run along a curve to the right (concave Southeasterly and radius = 227.17') for an arc distance of 111.37 feet; thence run along a tangent section for 26.9 feet; thence run along a curve to the left (concave Northwesterly and radius = 7544.81') for an arc distance of 359.93 feet; thence run along a tangent section for 15.52 feet; thence run along a curve to the left (concave Northwesterly and radius = 3583.17') for an arc distance of 199.95 feet; thence run along a tangent section for 174.95 feet; thence run along a curve to the left (concave Northwesterly and radius = 848.69') for an arc distance of 238.42 feet; thence run along a tangent section for 545.60 feet; thence run along a curve to the left (concave Westerly and radius = 399.17') for an arc distance of 167.96 feet; thence run along a tangent section for 146.04 feet; thence turn an angle of 48 deg. 01' 34" right and run 91.50 feet; thence run along a curve to the right (concave Southeasterly and radius = 390.59') for an arc distance of 157.82 feet; thence run along a tangent section for 48.18 feet to the point of ending. Said easement shall be sixty (60) feet in width, thirty feet each side of the above described centerline. Said easement is located in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, SE $\frac{1}{4}$ of SE $\frac{1}{4}$, and SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 1, Township 22 South, Range 1 East, and the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 12, Township 22 South, Range 1 East.

BOOK Situated in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

Conrad M. Fowler
Conrad M. Fowler

Virginia M. Fowler
Virginia M. Fowler

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

1984 MAR 12 AM 8:24

Thomas A. Summelen, Jr.
JUDGE OF PROBATE

Recd Tax 32.00
Rec. 450
Ind. 100
375.00

Schedule A Page 3 No. BC 952542