

STATE OF ALABAMA)
SHELBY COUNTY)


19840705000138790 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
07/05/1984 00:00:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid to George F. Wheelock, Jr. and George F. Wheelock, III, as Executors of the Will of Elizabeth Linn Williams Wheelock, deceased (herein called "the Grantors"), the receipt and sufficiency whereof are hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey (1) to George F. Wheelock, Jr. and George F. Wheelock, III, in their capacity as Trustees of the Trust created under Article Eight of the Will of Elizabeth Linn Williams Wheelock, deceased, for the benefit of George F. Wheelock, III , an undivided 10.05% interest, and (2) to George F. Wheelock, Jr. and Ellen Linn Wheelock, in their capacity as Trustees of the Trust created under Article Eight of the Will of Elizabeth Linn Williams Wheelock, deceased, for the benefit of Ellen Linn Wheelock, an undivided 10.05% interest, in and to the real estate situated in Shelby County, Alabama, more particularly described in Exhibit A, attached hereto and made a part hereof, 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, in the Office of the Judge of Probate of Shelby County, Alabama.

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, in said Office.

4. Right of way in favor of Alabama Power Co. recorded in Deed Book 252, page 184 and Deed Book 304, page 16, in said Office.

5. Subject to the Declaration of Protective Covenants, agreements, easements, charges and liens for Riverchase (Business), recorded in Miscellaneous Book 13, page 50, in said Office, as amended by Amendment No. 1, recorded in Miscellaneous Book 15, page 189, in said Office.

6. Agreement in favor of Alabama Power Company recorded in Miscellaneous Book 15, page 401, in said Office.

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 unto (1) George F. Wheelock, Jr. and George F. Wheelock, III, in trust, and (2) George F. Wheelock, Jr. and Ellen Linn Wheelock, in trust, their successors and assigns, forever, the respective proportionate interest of each in the real estate described in Exhibit A hereto.

IN WITNESS WHEREOF, the Grantors have executed this deed as Executors of the Will of Elizabeth Linn Williams Wheelock, deceased, this 31st day of May, 1983.

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 (Seal)
George F. Wheelock, Jr.

 (Seal)
George F. Wheelock, III

As Executors of the Will of
Elizabeth Linn Williams Wheelock,
Deceased

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that George F. Wheelock, Jr. and George F. Wheelock, III, whose names as Executors of the Will of Elizabeth Linn Williams Wheelock, deceased, 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, in their capacity as such Executors, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31st day of May, 1983.

[NOTARIAL SEAL]


Notary Public

My Commission expires: September 25, 1984

This instrument was prepared by
William L. Hinds, Jr.
1400 Park Place Tower
Birmingham, Alabama 35203

LEGAL DESCRIPTION

EXHIBIT A

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.

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

1984 JUL -5 AM 9:39

Thomas A. J. J. J.
JUDGE OF PROBATE

deed tax 28.00
Rec. 7.50
Ind. 1.00
36.50