

1240

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Aftco Properties, Inc.

NAME Dale Corley, Attorney
2100 16th Avenue So.
ADDRESS Birmingham, Al 35205

3940 MONTCLAIR RD. SUITE 307
BIRMINGHAM, ALA. 35213

WARRANTY DEED (Without Survivorship) Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and No/100 (\$1.00) Dollar and other good and valuable considerations, being the assumption of unpaid balance due on mortgage recorded in Mortgage Book 449 Page 801 in Probate Office

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

ALBERT F. THOMASSON D/B/A AFTCO PROPERTIES

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

AFTCO PROPERTIES, INC.

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

SEE EXHIBIT "A" ATTACHED.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, SET-BACK LINES, RIGHTS OF WAY, LIMITATIONS, IF ANY, OF RECORD.

Property described in Exhibit "A" is not the homestead of Albert F. Thomasson.

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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, I have hereunto set my hands(s) and seal(s), this 21st day of August, 1984

(Seal)

Albert F. Thomasson
ALBERT F. THOMASSON D/B/A AFTCO PROPERTIES

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert F. Thomasson d/b/a AFTCO Properties whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of August, A. D., 1984.

Margaret W. Stoney
Notary Public.

EXHIBIT "A"

Surface rights to all of the following described real property situated above the elevation of 422.0 feet above sea level based on United States Coast and Geodetic Survey datum plain elevation, and elevation of 425.9 feet according to construction drawing by Coulter and Gay Engineering Company (the one elevation being equivalent to the other):

ITEM ONE

PARCEL NO. 1

Begin at the Northwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in a Southerly direction along the West line of said Quarter-Quarter a distance of 700 feet, more or less, to its intersection with the center line of Acton Creek; thence run in a Northeasterly and Northerly direction along the meanderings of the center line of Acton Creek to its intersection with the North line of said Quarter-Quarter; thence run in a Westerly direction along the North line of said Quarter-Quarter a distance of 475 feet, more or less, to the point of beginning.

PARCEL NO. 2

Begin at the Northwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in a Southerly direction along the West line of said Quarter-Quarter to the Southwest corner of said Quarter-Quarter; thence continue in a Southerly direction along the West line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 16, a distance of 150 feet, more or less, to its intersection with the center line of Acton Creek; thence run in a generally Northeastern and Northerly and Northwesterly direction along the center line of said Acton Creek to its intersection with the North line of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16; thence run in a Westerly direction along the North line of said Quarter-Quarter 350 feet, more or less, to the point of beginning.

ITEM TWO

PARCEL NO. 1

All that part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ lying East of the Cahaba River, in Section 20, Township 19 South, Range 2 West.

PARCEL NO. 2

South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 19 South, Range 2 West, Shelby County, Alabama. Mineral and mining rights excepted.

PARCEL NO. 3

All of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the Northwesterly 36.44 acres of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the Northwesterly 8.37 acres of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; all in Section 20, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 20, Township 19 South, Range 2 West; thence run in a Southerly direction along the West line of said Quarter-Quarter a distance of 1,316. feet to the Northeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 20; thence run in a Westerly direction along the North line of said Quarter-Quarter a distance of 1,318.02 feet to the Northwest corner of said Quarter-Quarter; thence turn an angle to the left of 91°48' 18" and run in a Southerly direction along the West line of said Quarter-Quarter a distance of 1,320.07 feet to the Southwest corner of said Quarter-Quarter; thence turn an angle to the left of 88°11'42" and run in an Easterly direction along the South line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ a distance of 697.32 feet; thence turn an angle to the left of 55°06'36" and run in a Northeasterly direction a distance of 185.72 feet; thence turn an angle to the right of 27°59' 56" and continue in a Northeasterly direction a distance of 414.89 feet; thence turn an angle to the right of 5°46'56" and continue in a Northeasterly direction a distance of 143.90 feet to its intersection with the East line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence turn an angle to the left of 70°21'56" and run in a Northerly direction along the East line of said Quarter-Quarter a distance of 148.32 feet; thence turn an angle to the right of 24°40'30" and run in a Northeasterly direction a distance of 98.40 feet; thence turn an angle to the right of 42°33" and run in a Northeasterly direction a distance of 106.43 feet; thence turn an angle to the left of 5°37" and run in a Northeasterly direction a distance of 87.53 feet; thence turn an angle to the right of 5°43' 36" and run in a Northeasterly direction a distance of 77.42 feet; thence turn an angle to the left of 8°54' and run in a Northeasterly direction a distance of 68.24 feet; thence turn an angle to the right of 15°13' 12" and run in a Northeasterly direction a distance of 45.24 feet; thence turn an angle to the left of 18°52' and run in a Northeasterly direction a distance of 93.38 feet; thence turn an angle of 3°12'06" to the left and run in a Northeasterly direction a distance of 85.90 feet; thence turn an angle of 2°15'12" to the right and run in a Northeasterly direction a distance of 159.33 feet; thence turn an angle of 10°13' 12" to the left and run in a Northeasterly direction a distance of 86.80 feet; thence turn an angle to the left of 43°36' and run in a Northerly direction a distance of 237.94 feet to its intersection with the South line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 20; thence turn an angle of 91°52'36" to the right and run in an

Easterly direction along the South line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 597.50 feet to the Southeast corner of said Quarter-Quarter; thence turn an angle to the left of $91^{\circ}52'36''$ and run in a northerly direction along the East line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, a distance of 1,313.43 feet to the Northeast corner of said Quarter-Quarter; thence turn an angle to the left of $87^{\circ}58'50''$ and run in a Westerly direction along the North line of said Quarter-Quarter a distance of 1,317.30 feet to the point of beginning.

ALSO:

A 60 foot right of way for ingress and egress described as follows: Commence at the Southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20 Township 19 South, Range 2 West; thence run in a Westerly direction along the South line of said Quarter-Quarter a distance of 597.50 feet; thence run in a Northerly direction parallel with the East line of said Quarter-Quarter a distance of 675.00 feet to the point of beginning of a 60 foot right of way being 30 feet on either side of the following described line from said point of beginning run in a Southwesterly direction a distance of 775 feet, more or less (said center line to be established by actual survey at a later date) to its intersection with the West line of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 20, said point being situated 891 feet, more or less, South of the Northwest corner of said Quarter-Quarter.

The Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17, Township 19 South, Range 2 West.

A parcel of land situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 17, Township 19 South, Range 2 West, and partially situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 16, Township 19 South, Range 2 West, all in Shelby County, Alabama, being more particularly described as follows: Begin at the Southeast corner of said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 17, thence run in a Westerly direction along the South line of said Quarter-Quarter to the Southwest corner of said Quarter-Quarter; thence run in a Northeasterly direction along a diagonal line that would intersect the Northeast corner of said Quarter-Quarter to a point that is 51.0 feet Southwesterly of the Northeast corner of said Quarter-Quarter, said point being the most Westerly corner of Lot 12, Block 4, of Indian Valley, Sixth Sector, as recorded in Map Book 5, Page 118, Shelby County Probate Office; thence turn an angle to the right of $105^{\circ}58'13''$ and run in a Southeasterly direction a distance of 122.18 feet to the Northwestern right of way line of Osceola Road; thence turn an angle to the left of $15^{\circ}47'07''$ to tangent and run Southeasterly a distance of 60.0 feet to the Southeasterly right of way line of Osceola Road; thence turn an angle to the right of $10^{\circ}52'49''$ to tangent and run Southeasterly a distance of 271.61 feet to a point; thence turn an angle to the left of $1^{\circ}04'22''$ and run Southeasterly a distance of 203.82 feet to the centerline of Indian Lake Drive; thence turn an angle to the right of $11^{\circ}06'49''$ and run Southeasterly along the Southwest line of Lot 10, of Indian Valley, Sixth Sector to the centerline of Acton Creek; thence Southwesterly and Southerly along said center line of Acton creek to its intersection with the South line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 16; thence run Westerly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ to the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$, said point being the point of beginning.

Being situated in Shelby County, Alabama.

Less and except right of ways and easements of record.

Less and except mineral and mining rights.

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

1984 AUG 22 PM 3:52

Thomas H. Henderson, Jr.
JUDGE OF PROBATE

Deed tax .50
Rec 7.50
Ind. 1.00
9.00