

1500
CORPORATION WARRANTY DEED

SHELBY

THE STATE OF ALABAMA, MONTGOMERY COUNTY.

One Hundred and No/100-----

KNOW ALL MEN BY THESE PRESENTS, that in consideration of

-----(\$100.00)

DOLLARS and other valuable considerations

to the undersigned GRANTOR, AFTCO Properties, Inc., an Alabama corporation, a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these

presents, GRANT, BARGAIN, SELL and CONVEY unto Aronov Developers, Inc., an Alabama corporation and AFTCO

Properties, Inc., an Alabama Corporation, as tenants-in-common,

their respective successors

(herein referred to as GRANTEE(S)) and assigns, the following described Real Estate, situated in the County of

Montgomery, and State of Alabama, to-wit:

Shelby

See Exhibits A and B attached hereto and made a part of by reference.

This conveyance is subject to that certain mortgage from AFTCO Properties, Inc., an Alabama corporation, in favor of Florence B. Rutherford, dated May 31, 1984, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Mortgage Book 449, at Page 793.

This conveyance is subject to that certain mortgage from AFTCO Properties, Inc., an Alabama corporation, in favor of City Federal Savings and Loan Association, dated May 31, 1984, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Mortgage Book 449, at Page 801.

This conveyance is further subject to any easements, restrictions and reservations heretofore filed of public record and to mining and mineral rights heretofore reserved.

This conveyance is intended to, and does, convey the property described herein to the grantees as tenants-in-common, each owning upon delivery hereof an undivided one-half (1/2) interest in the property. By their acceptance hereof, the grantees agree that their ownership, use and disposition of the property shall be governed by the terms and provisions of that certain "Tenants-In-Common Agreement" between the grantees of even date herewith.

TO HAVE AND TO HOLD, the aforementioned premises to the said GRANTEE(S) and assigns FOREVER.
And GRANTOR does covenant with the said GRANTEE(S) and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE(S) and assigns, and the GRANTOR will warrant and defend the premises to the said GRANTEE(S) and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, AFTCO Properties, Inc., an Alabama corporation, a corporation, has caused this instrument to be executed by Albert F. Thomasson, its duly authorized President and its corporate seal of said corporation to be hereunto affixed and attested by Jefferson, its duly authorized Secretary, this 24 day of August, 1984.

ATTEST: AFTCO Properties, Inc., an Alabama corporation
Corporate Name
By: Albert F. Thomasson
Its President

THE STATE OF ALABAMA, MONTGOMERY COUNTY
I, Jefferson, the undersigned authority, a Notary Public, in and for said State and said County hereby certify that Albert F. Thomasson, whose name as President of AFTCO Properties, Inc., an Alabama corporation, 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, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 24th day of August, 1984.
My Commission expires: Nov 7, 1984
Notary Public

FOR RECORDING ONLY
This instrument was prepared by: Jeffrey W. Blitz
KAUFMAN, ROTHFEDER & BLITZ, P.C.
One Court Square/P.O. Drawer 4540
Montgomery, Alabama 36103-4540
The COPY CENTER of Montgomery
19 Commerce Street
To recorder call 262-2811

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 425.0 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 1/4 of the SE 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 1/4 of the SW 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 1/4 of the SW 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 Northeasterly and Northerly and Northwesterly direction along the center line of said Acton Creek to its intersection with the North line of said NW 1/4 of the SW 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 1/4 of the NW 1/4 lying East of the Cahaba River, in Section 20, Township 19 South, Range 2 West.

PARCEL NO. 2.

South 1/2 of the NE 1/4 of the SE 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 1/4 of the NE 1/4 and the Northwesterly 36.44 acres of the SE 1/4 of the NW 1/4 and the Northwesterly 8.37 acres of the SW 1/4 of the NE 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 1/4 of the NE 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 1,316.72 feet to the Northeast corner of the SE 1/4 of the NW 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 degrees 48 minutes 18 seconds and run in a Southerly direction along the West line of said Quarter-Quarter a distance of 1320.07 feet to the Southwest corner of said Quarter-Quarter; thence turn an angle to the left of 88 degrees 11 minutes 42 seconds and run in an Easterly direction along the South line of said SE 1/4 of the NW 1/4 a distance of 697.32 feet; thence turn an angle to the left of 55 degrees 06 minutes 36 seconds and run in a Northeasterly direction a distance of 185.72 feet; thence turn an angle to the right of 27 degrees 59 minutes 56 seconds and continue in a Northeasterly direction a distance of 414.89 feet; thence turn an angle to the right of 5 degrees 46 minutes 56 seconds and continue in a Northeasterly direction a distance of 143.90 feet to its intersection with the East line of said SE 1/4 of the NW 1/4; thence turn an angle to the left of 70 degrees 21 minutes 56 seconds 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 degrees 40 minutes 30 seconds and run in a Northeasterly direction a distance of 98.40 feet; thence turn an angle to the right of 42 degrees 33 minutes and run in a Northeasterly

direction a distance of 106.43 feet; thence turn an angle to the left of 5 degrees 37 minutes and run in a Northeasterly direction a distance of 87.53 feet; thence turn an angle to the right of 5 degrees 43 minutes and 36 seconds and run in a Northeasterly direction a distance of 77.42 feet; thence turn an angle to the left of 8 degrees 54 minutes and run in a Northeasterly direction a distance of 68.24 feet; thence turn an angle to the right of 15 degrees 13 minutes 12 seconds and run in a Northeasterly direction a distance of 45.24 feet; thence turn an angle to the left of 18 degrees 52 minutes and run in a Northeasterly direction a distance of 93.38 feet; thence turn an angle of 3 degrees 12 minutes 06 seconds to the left and run in a Northeasterly direction a distance of 85.90 feet; thence turn an angle of 2 degrees 15 minutes 12 seconds to the right and run in a Northeasterly direction a distance of 159.33 feet; thence turn an angle of 10 degrees 13 minutes 12 seconds to the left and run in a Northeasterly direction a distance of 84.80 feet; thence turn an angle to the left of 43 degrees 36 minutes and run in a Northerly direction a distance of 237.94 feet to its intersection with the South line of the NW 1/4 of the NE 1/4 of said Section 20; thence turn an angle of 91 degree 52 minutes 36 seconds to the right and run in an Easterly direction along the South line of said NW 1/4 of the NE 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 degrees 52 minutes 36 seconds and run in a Northerly direction along the East line of said NW 1/4 of the NE 1/4 of Section 20, a distance of 1313.43 feet to the Northeast corner of said Quarter-Quarter; thence turn an angle to the left of 87 degrees 58 minutes 50 seconds and run in a Westerly direction along the North line of said Quarter-Quarter a distance of 1317.30 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 1/4 of the NE 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 1/4 of the NE 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 1/4 of the Southeast 1/4 of Section 17, Township 19 South, Range 2 West.

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 17, Township 19 South, Range 2 West, and partially situated in the SW 1/4 of the NW 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 1/4 of the NE 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 degrees 58 minutes 13 seconds 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 degrees 47 minutes 09 seconds 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 degrees 52 minutes 49 seconds to tangent and run Southeasterly a distance of 271.61 feet to a point; thence turn an angle to the left of 1 degree 04 minutes 2

seconds 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 degrees 06 minutes 49 seconds and run Southeasterly along the Southwest line of Lot 1 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 1/4 of the NW 1/4 of Section 16; thence run Westerly along the South line of said Quarter-Quarter to the Southwest corner of said Quarter-Quarter, 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.

EXHIBIT "B"

Part of Section 20, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the southeast corner of the SW 1/4 of the SW 1/4 of said Section 20, run in a westerly direction along the south line of said SW 1/4 of SW 1/4 for a distance of 832.95 feet, more or less, to a point of intersection with the east right-of-way line of I-65 Highway thence turn an angle to the right of 105 degrees 14 minutes 33 seconds and run in a northeasterly direction along said right-of-way line for a distance of 875.62 feet to an existing concrete right-of-way monument thence turn an angle to the left of 2 degrees 02 minutes 46 seconds and run in a northeasterly direction along said right-of-way line for a distance of 312.52 feet to an existing concrete right-of-way monument; thence turn an angle to the right of 0 degrees 47 minutes 12 seconds and run in a northeasterly direction along said right-of-way line for a distance of 322.75 feet to an existing concrete right-of-way monument; thence turn an angle to left of 32 degrees 13 minutes 41 seconds and run in a northwesterly direction along said right-of-way line for a distance of 229.68 feet to an existing concrete right-of-way monument; thence turn an angle to the right and run along the curved right-of-way line of said I-65 Highway for a distance of 1,631.88 feet to an existing concrete right-of-way monument (said curve being concave in a westerly direction and having a radius of 4,009.72 feet); thence turn an angle to the left and run in a northwesterly direction along said right-of-way line for a distance of 725.42 feet, more or less, to a point of intersection with the north line of the SW 1/4 of NW 1/4 of said section; thence turn an angle to the right of 110 degrees 55 minutes 22 seconds and run in an easterly direction along the north line of said SW 1/4 of NW 1/4 for a distance of 919.13 feet, more or less, to the northeast corner of said SW 1/4 of NW 1/4; thence turn an angle to the right of 88 degrees 13 minutes 30 seconds and run in a southerly direction along the east line of said SW 1/4 of NW 1/4 for a distance of 1,319.32 feet, more or less, to the southeast corner of said SW 1/4 of NW 1/4; thence turn an angle to the left of 88 degrees 25 minutes 48 seconds and run in an easterly direction along the north line of the NE 1/4 of SW 1/4 of said section for a distance of 701.32 feet, more or less, to a corner of that parcel of land as described in deed book 277, page 204, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 55 degrees 06 minutes 36 seconds and run in a northeasterly direction a distance of 185.72 feet; thence turn an angle to the right of 27 degrees 59 minutes 56 seconds and continue in a northeasterly direction a distance of 414.89 feet; thence turn an angle to the right of 5 degrees 46 minutes 56 seconds and continue in a northeasterly direction a distance of 143.90 feet to its intersection with the east line of said SE 1/4 of NW 1/4; thence turn an angle to the left of 70 degrees 21 minutes 56 seconds and run in a northerly direction along the east line of said 1/4-1/4 a distance of 148.32 feet; thence turn an angle to the right of 24 degrees 40 minutes 30 seconds and run in a northeasterly direction a distance of 98.4 feet; thence turn an angle to the right of 42 degrees 33 minutes and run in a northeasterly direction a distance of 106.43 feet; thence turn an angle to the left of 5 degrees 37 minutes and run in a northeasterly direction a distance of 87.53 feet; thence turn an angle to the right of 5 degrees 43 minutes 36 seconds and run in a northeasterly direction a distance of 77.42 feet; thence turn an angle to the left of 8 degrees 54 minutes and run in a northeasterly direction for a distance of 68.24 feet; thence turn an angle to the right of 15 degrees 13 minutes 12 seconds and run in a northeasterly direction for a distance of 45.24 feet; thence turn an angle to the left of 18 degrees 52 minutes and run in a Northeasterly direction for

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distance of 93.38 feet; thence turn an angle of 3 degrees 12 minutes 06seconds to the left and run in a northeasterly direction for a distance of 85.90 feet; thence turn an angle of 2 degrees 15 minutes 12 seconds to the right and run in a northeasterly direction for a distance of 159.33 feet; thence turn an angle 10 degrees 13 minutes 12 seconds to the left and run in a northeasterly direction for a distance of 84.80 feet to a point on the west line of Indian Valley Lake Estates 1st Sector, as recorded in map book 5, page 130, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 136 degrees 24 minutes and run in a southerly direction along said west line of said subdivision for a distance of 1076.40 feet to the southwest corner of Lot 17 in said subdivision; thence turn an angle to the left of 88 degrees 15 minutes 22 seconds and run in an easterly direction along the South line of said Lot 17 for a distance of 197.52 feet; thence turn an angle to the right of 88 degrees 07 minutes 50 seconds and run in a southerly direction along the west line of Indian Valley Lake Estates as recorded in map book 6, page 20, in the Office of the Judge of Probate, Shelby County, Alabama; for a distance of 1,047.31 feet; thence turn an angle to the left of 52 degrees 00 minutes and run in a southeasterly direction for a distance of 234.46 feet to a point on the northwest right-of-way line of Valleydale Road; thence turn an angle to the right of 101 degrees 48 minutes 13 seconds and run in a southwesterly direction along said Valleydale Road right-of-way line for a distance of 1,264.40 feet to an existing concrete right-of-way marker; thence turn an angle to the right of 18 degrees 20 minutes 10 seconds and run in a southwesterly direction for distance of 195.69 feet to an existing concrete right-of-way monument; thence turn an angle to the left of 11 degrees 00 minutes and run in a southwesterly direction along said Valleydale Road right-of-way line for a distance of 778.33 feet to an existing concrete right-of-way monument; thence turn an angle to the left of 0 degrees 28 minutes 58 seconds and run in a southwesterly direction along said right-of-way line for a distance of 135.81 feet to a point of intersection with the south line of SE 1/4 of SW 1/4 of said Section 20; thence turn an angle to the right of 34 degrees 53 minutes 40 seconds and run in a westerly direction along the south line of said SE 1/4 of SW 1/4 of Section 20 for a distance of 516.39 feet, more or less, to the point of beginning. LESS AND EXCEPT that 60 foot right-of-way for Indian Valley Lake Drive, as shown on map book 6, page 18, recorded in the Office of the Judge of Probate, Shelby County, Alabama.

Being situated in Shelby County, Alabama

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 AUG 29 AM 8:44
[Signature]
JUDGE OF PROBATE

RECORDING FEES	
Mortgage Tax	\$ _____
Deed Tax	<u>400.00</u>
Mineral Tax	_____
Recording Fee	<u>15.00</u>
Index Fee	<u>1.00</u>
TOTAL	<u>\$ 416.00</u>