

WARRANTY DEED

Send Tax Notice to Grantee
1608 13th Avenue South
Birmingham, Alabama 35205

THE STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS, That

IN CONSIDERATION of One Hundred and No/100 (\$100.00) Dollars and other good and valuable consideration

to the undersigned grantor s, James M. Kidd, Jr. and wife, Anne Dickson Kidd,

in hand paid by Shelby Venture Ltd., an Alabama limited partnership,

the receipt whereof is acknowledged we the said James M. Kidd, Jr. and wife, Anne Dickson Kidd,

do

GRANT, BARGAIN, SELL AND CONVEY unto the said Shelby Venture Ltd., an Alabama limited partnership,

the following described real estate, situated in Shelby County, Alabama:

An undivided one-third (1/3) interest in and to:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 5, Township 19 South, Range 1 West, being more particularly described as follows:

Beginning at the Northeast corner of the NW 1/4 of the NW 1/4 of Section 5, Township 19 South, Range 1 West and run in a Westerly direction along the North line of said 1/4-1/4 section a distance of 1131.65 feet to a point on the Southeasterly right of way line of the Cahaba Valley Road; thence 66 degrees 35 minutes 30 seconds to the left in a Southwesterly direction along the Southeasterly right of way line of the Cahaba Valley Road, a distance of 531.50 feet to a point on the West line of the NW 1/4 of the NW 1/4; thence 22 degrees 29 minutes 45 seconds to the left in a Southerly direction along the West line of said 1/4-1/4 Section a distance of 826.10 feet to the Southwest corner of the NW 1/4 of the NW 1/4 of Section 5, Township 19 South, Range 1 West; thence 90 degrees 48 minutes 30 seconds to the left in an Easterly direction along the Southerly line of said 1/4-1/4 Section a distance of 1333.86 feet to the Southeast corner of the NW 1/4 of the NW 1/4 of Section 5, Township 19 South, Range 1 West; thence 89 degrees 08 minutes 30 seconds to the left in a Northerly direction along the Easterly line of said 1/4-1/4 Section a distance of 1315.81 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to mineral and mining rights, rights of way and easements of record.

The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Shelby Venture Ltd., an Alabama limited partnership, its heirs, successors and assigns, forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said

Shelby Venture Ltd., an Alabama limited partnership, its

heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all liens and encumbrances; except as noted above and current ad valorem taxes,

that we have a good and present right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall forever warrant and defend the same to the said

Shelby Venture Ltd., an Alabama limited partnership, its

heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this the 11th day of

January, 1985.

WITNESSES:

James M. Kidd, Jr. (SEAL)
James M. Kidd, Jr.

(SEAL)

Anne Dickson Kidd (SEAL)
Anne Dickson Kidd

(SEAL)

Barnes

JAMES M. KIDD, JR. and wife,
ANNE DICKSON KIDD

TO

SHELBY VENTURE LTD.,
an Alabama limited partnership

Warranty Deed

THE STATE OF ALABAMA

Shelby County

I, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for

registration in this office of the day of

19 , and was recorded in

Vol. Record of Deeds,

Pages on the

day of 19

Judge of Probate.

Recording Fee, \$

State Tax \$

PRITCHARD, McCALL & JONES

Attorneys-At-Law
Birmingham, Alabama

THE STATE OF ALABAMA,

Jefferson County

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that

James M. Kidd, Jr. and wife, Anne Dickson Kidd,

whose names 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11th day of January, A. D. 19 85.

Mary L. Hill



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 JAN 11 PM 3:41

Thomas G. Henderson, Jr.
JUDGE OF PROBATE

THIS INSTRUMENT PREPARED BY
A. W. JONES

PRITCHARD, McCALL, JONES, SPENCER & O'KELLEY
901 BROWN-MARX BUILDING
BIRMINGHAM, ALABAMA 35203

RECORDING FEES
Deed TAX \$.50
Recording Fee \$ 5.00
Index Fee 1.00
TOTAL \$ 6.50

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