

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of:

(a) the sum of Three Hundred Fifty Thousand and No/100 Dollars (\$350,000.00) to the undersigned Grantors, WILLIAM M. KNIGHTEN and his wife, BARBARA ANN KNIGHTEN, in hand paid by COLONIAL PROPERTIES, INC., an Alabama corporation (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged; and

(b) the execution and delivery by Grantee to Grantors of a Real Estate Mortgage Note and Purchase Money Mortgage in the amount of Five Hundred Five Thousand and No/100 Dollars (\$505,000.00), the receipt of which Real Estate Mortgage Note and Mortgage is hereby acknowledged;

the said Grantors, as individuals, do by these presents, grant, bargain, sell and convey unto the Grantee herein the following-described real estate situated in Shelby County, Alabama, to-wit:

PARCEL ONE

Beginning at the S.W. corner of the N.W. 1/4 of the N.E. 1/4, Sec. 36, Tp. 18-S, R-2-W, run north along the west boundary of said 1/4-1/4 a distance of 83.35 ft.; thence, right 45 deg. 06 min. a distance of 63.10 ft.; thence, left 49 deg. 11 min. 30 sec. a distance of 170.55 ft.; thence, right 24 deg. 46 min. a distance of 588.26 ft.; thence left 36 deg. 03 min. a distance of 156.52 ft.; thence, right 37 deg. 27 min. a distance of 135.37 ft.; thence, right 89 deg. 18 min. 30 sec. a distance of 119.33 ft.; thence, left 80 deg. 18 min. along a traverse line which approximates the water's edge of Lake Dixie, said water's edge being the true property line, a distance of 204.08 ft.; thence, right 80 deg. 48 min. and continuing along said traverse line, a distance of 265.33 ft.; thence, left 17 deg. 25 min. a distance of 77.06 ft.; thence, right 5 deg. 11 min. a distance of 65.07 ft.; thence, right 51 deg. 03 min. a distance of 94.44 ft.; thence, right 43 deg. 56 min. a distance of 132.54 ft.; thence, right 18 deg. 31 min. a distance of 230.34 ft.; thence, right 6 deg. 55 min. a distance of 142.56 ft.; thence, left 85 deg. 30 min. a distance of 251.21 ft., which ends the traverse line approximating the water's edge of Lake Dixie, the remaining being the description of the exact property line of the land herein described;

Colonial Properties
ATTN: Linda Widener
P.O. Box 468
Bham AL 35243

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thence, right 46 deg. 22 min. a distance of 420.00 ft.; thence, right 91 deg. 07 min. a distance of 271.66 ft.; thence, left 88 deg. 53 min. a distance of 60.01 ft.; thence, right 91 deg. 07 min. a distance of 548.37 ft. to the point of beginning; and

Beginning at the S.E. corner of the N.E. 1/4 of the N.W. 1/4, Section 36, Tp. 18-S, R-2-W, run north along the east boundary of said 1/4-1/4 a distance of 83.35 ft.; thence, right 45 deg. 06 min. a distance of 63.10 ft.; thence, left 49 deg. 11 min. 30 sec. a distance of 170.55 ft.; thence, left 155 deg. 14 min. along the center-line of a road easement having a width of 30 feet on each side of the center-line, a distance of 61.00 ft. to the point of tangency of a curve to the left; thence, left along the arc of the curve having a radius of 880.67 ft. a distance of 199.15 ft. through an angle of 12 deg. 57 min. 23 sec.; thence, continue along the projected tangent to the aforementioned curve a distance of 47.12 ft. to the South boundary of said 1/4-1/4 section; thence, left 95 deg. 39 min. 01 sec. along said south boundary a distance of 44.10 ft. to the point of beginning subject to the easement created by instrument recorded in Real Volume 13, Page 426, in the Probate Office, Shelby County, Alabama; together with all and singular, the rights and appurtenances pertaining to said real estate, including any right, title and interest that Grantors may have in and to adjacent streets, alleys, bodies of water, rights-of-way, oil, gas and other minerals which Grantors may own on or under said real estate and all rights and appurtenances pertaining thereto.

PARCEL TWO

A roadway easement for ingress, egress and the installation of utilities sixty (60) feet in width, being thirty (30) feet on each side of a center line described as follows:

From the SE corner of the NE 1/4 of the NW 1/4, Sec. 36, Township 18 South, Range 2 West, Shelby County, Alabama, Run West along the South Boundary of said 1/4-1/4 a distance of 44.10 ft. to the point of beginning; thence, 30 feet each side of a line described as: From the said 1/4-1/4 line, turn an angle to the right of 95°-39'07" and go 47.13.; thence right along the arc of a curve with a radius of 280.67 ft. a distance of 199.15 ft.; thence, along the tangent line to said curve a distance of 570.51 ft., thence, along a curve to the left with a radius of 242.04 ft. a distance of 152.29 ft.; thence, along the arc of a curve to the right with a radius of 232.35 ft. a distance of 42.38 ft. said point being the end of this easement.

Said easement was originally created by an instrument recorded at Real Volume 13, Page 426,

in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL THREE

A roadway easement for ingress, egress and the installation of utilities sixty (60) feet in width, being thirty (30) feet on each side of a center line described as follows:

From the N.W. corner of the N.W. 1/4, of the N.E. 1/4, Section 36, T-18-S, R-2-W, run south along the west boundary of said 1/4-1/4 a distance of 370.01 ft.; thence, left 88°-01'-30" a distance of 212.71 ft. to the point of beginning, said point on the centerline of a road, said centerline being a curve to the right with a radius of 232.35 ft.; thence, turn left 97°-53'-56" to the tangent of said curve and follow the arc of the curve a distance of 109.49 feet to the point of tangency of said curve; thence, continue along the projection of said tangent a distance of 56.61 feet.

Said easement was originally created by an instrument recorded at Real Volume 28, Page 673, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to 1985 ad valorem taxes due on October 1, 1985; any mineral and mining rights not owned by the Grantors; and those certain easements created by instruments recorded in Real Volume 13, Page 426, Real Volume 28, Page 673, and in Real Volume 28, Page 675 in the Probate Office of Shelby County, Alabama, insofar as said instruments grant any rights to any persons or entities whatsoever other than the undersigned Grantors.

TO HAVE AND TO HOLD to said Grantee, Colonial Properties, Inc., an Alabama corporation, its successors and assigns forever.

And the Grantors do, for themselves, and for their heirs, legal representatives, successors and assigns, covenant with the said Grantee, its successors and assigns, that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances except as set forth above; that the Grantors

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have a good right to sell and convey the same as afore-
said; and that they will, and their heirs, successors and
assigns shall, warrant and defend the same to the said
Grantee, Colonial Properties, Inc., an Alabama corpora-
tion, its successors and assigns forever, against the law-
ful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, William M.
Knighten and Barbara Ann Knighten, have caused this con-
veyance to be executed this the 5th day of July, 1985.

William M Knighten
WILLIAM M. KNIGHTEN

Barbara Ann Knighten
BARBARA ANN KNIGHTEN

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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said
County in said State, do hereby certify that William M.
Knighten, an individual whose name is signed to the fore-
going General Warranty Deed, and who is known to me,
acknowledged before me on this day, that, being informed
of the contents of said Agreement, he executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day
of July, 1985.

J. R. Russell
NOTARY PUBLIC

My Commission Expires: 7/1/87

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said
County in said State, do hereby certify that Barbara Ann
Knighten, an individual whose name is signed to the fore-
going General Warranty Deed, and who is known to me,
acknowledged before me on this day, that, being informed
of the contents of said Agreement, she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day
of July, 1985.

J. H. Smith
NOTARY PUBLIC

My Commission Expires: 7/1/88

This instrument was prepared by W. Clark Watson, Leittman,
Siegal & Payne, P.A., 425 First Alabama Bank Building,
Birmingham, Alabama 35203.

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STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JUL -9 PM 4:13

Thomas P. Lawrence, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>350.00</u>
Mineral Tax		
Recording Fee		<u>12.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>363.50</u>