

950

SEND TAX NOTICE TO:

New Era Productions, Inc.  
(Name) c/o Anthony Ruffino  
382 Laredo Drive  
(Address) Birmingham, Alabama 35226

This instrument was prepared by

(Name) Kathryn C. Fallon

(Address) 6102 Valley Station Road, Helena, Alabama 35080

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY THOUSAND AND NO/100 DOLLARS and the execution of a purchase money mortgage in the amount of SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS.

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

K.R. Jones and wife, Helen Marie Jones

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

NEW ERA PRODUCTIONS, INC.

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

SHELBY

Parcel "A", an acreage tract recorded in Map Book 7, Page 119, in the Probate Office of Shelby County, Alabama, map and legal description attached.

Parcel "B", map and legal description attached.

This property is not the homestead of the grantor nor his spouse.

Subject to easements and restrictions of record.

BOOK 034 PAGE 548

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I~~x~~(we) do for myself~~x~~(ourselves) and for my~~x~~(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I~~x~~(we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I~~x~~(we) have a good right to sell and convey the same as aforesaid; that I~~x~~(we) will and my~~x~~(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~~x~~(we) have hereunto set my~~x~~(our) hands(s) and seal(s), this 1st day of July, 1985

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

K.R. Jones  
K.R. JONES  
Helen Marie Jones  
HELEN MARIE JONES  
\_\_\_\_\_(Seal)

STATE OF ALABAMA ARIZONA  
NAVAJO COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that K.R. Jones & HELEN MARIE JONES 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of

A. D., 1985

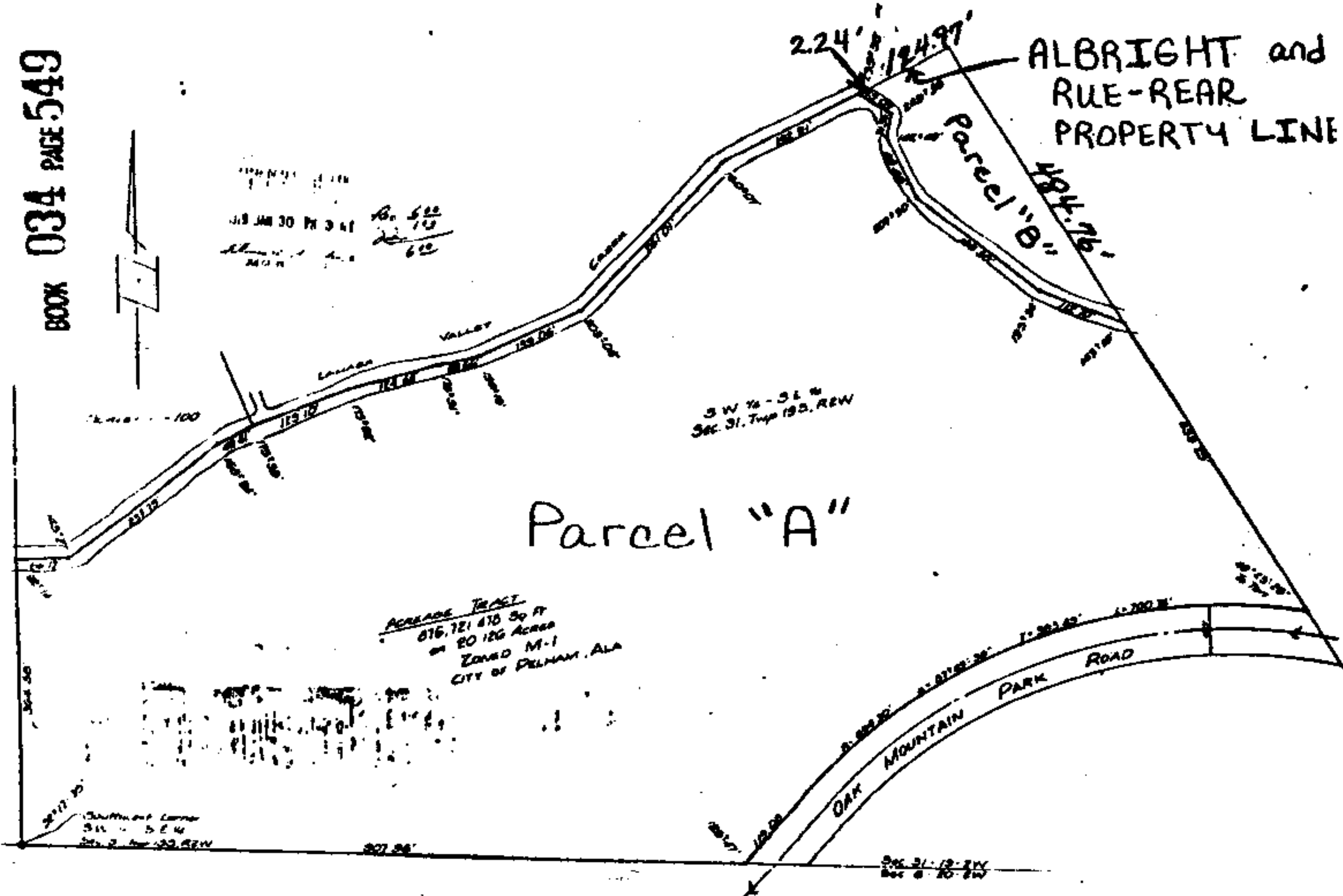
WILLIAM H. HALLBROOKS  
ATTORNEY-AT-LAW

My Commission Expires Jan. 25, 1988

Anthony D. H. M...  
Notary Public.

Ther Book 7 Page H9  
1943

BOOK 034 PAGE 549



**PARCEL "A"**

SHIRLEY COUNTY

I, Wm. C. School, Jr., a registered Civil Engineer and Land Surveyor of Birmingham, Alabama, do hereby certify that the foregoing is a true and correct plat or map of a survey made by me of an acreage tract owned by K. E. Jones and situated in the S.W. 1/4 of the S.E. 1/4 of Section 31, Township 19 South, Range 2 West being more particularly described as follows:

Beginning at the Southwest corner of the S.W. $\frac{1}{4}$  of the S.E. $\frac{1}{4}$  of Section 11, Township 19 South, Range 2 West and run east along the south line of the S.W. $\frac{1}{4}$  of the S.E. $\frac{1}{4}$  907.86 feet to a point on the Northwesterly right of way line of Oak Mountain Park Road; thence 10° 13' to the left and run North-  
easterly along said right of way 119.08 feet to the P.C. (point of curve) of a curve to the right having a radius of 574.36 feet and a central angle of 37°  
49' 39"; thence run in the arc of said curve to the right and along the Northwesterly right of way 700.78 feet to a point; thence 130° 36' 24" to the left  
(angle measured to tangent) and run Northwestwardly 429.23 feet to a point in Cahaba Valley Creek; thence 26° 30' to the left and run along the meandering  
centerline of Cahaba Valley Creek 1721.84 feet to a point on the west line of the S.W. $\frac{1}{4}$  of the S.E. $\frac{1}{4}$  of Section 11, Township 19 South, Range 2 West, said  
meandering centerline being more particularly described as follows: from the aforementioned 26° 30' turn to the left, run Northwesterly 112.70 feet to a point;  
thence 120° 54' to the right and run Northwesterly 193.30 feet to a point; thence 3° 30' to the right and run Northwesterly 85.86 feet to a point; thence 130° 11'  
to the right and run Northwesterly 31.36 feet to a point; thence 6° 36' to the left and run Northwesterly 49.08 feet to a point; thence 190° 53' to the left and  
run Southwesterly 142.91 feet to a point; thence 19° 53' to the left and run Southwesterly 261.01 feet to a point; thence 23° 04' to the right and run South-  
westerly 119.08 feet to a point; thence 10° 13' to the right and run Southwesterly 49.46 feet to a point; thence 1° 09' to the left and run Southwesterly  
124.44 feet (to a point); thence 6° 58' to the left and run Southwesterly 129.18 feet to a point; thence 40° 02' to the left and run Southwesterly 49.61 feet to a  
point; thence 11° 56' to the left and run Southwesterly 217.79 feet to a point; thence 140° 33' to the right and run Southwesterly 88.17 feet to the aforementioned  
point on the west line of the S.W. $\frac{1}{4}$  of the S.E. $\frac{1}{4}$  of said section; thence 87° 46' to the left and run south along the west line of said S.W. $\frac{1}{4}$  section 754.36 feet to  
the point of beginning.

Containing 1 lb. of 4 1/2 square feet or 30-120 acres

Walter School, 1/2, Alp. Reg. No. 3092

LEGAL DESCRIPTION OF PARCEL "A"

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 2 West, being more particularly described as follows:

Beginning at the Southwest corner of the SW 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 2 West and run East along the South line of the SW 1/4 of the SE 1/4 907.96 feet to a point on the Northwesternly right of way line of Oak Mountain Park Road; thence 50 degrees 13 minutes to the left and run North-easterly along said right of way 119.08 feet to the P.C. (point of curve) of a curve to the right having a radius of 694.30 feet and a central angle of 57 degrees 49 minutes 39 seconds; thence run in the arc of said curve to the right and along the Northwesternly right of way 700.74 feet to a point; thence 130 degrees 36 minutes 34 seconds to the left (angle measured to tangent) and run Northwesternly 439.25 feet to a point in Cahaba Valley Creek; thence 36 degrees 50 minutes to the left and run along the meandering centerline of Cahaba Valley Creek 1723.86 feet to a point on the West line of the SW 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 2 West, said meandering centerline being more particularly described as follows: from the afore-mentioned 36 degrees 50 minutes turn to the left, run Northwesternly 112.70 feet to a point; thence 15 degrees 54 minutes to the right and run Northwesternly 195.30 feet to a point; thence 27 degrees 30 minutes to the right and run Northwesternly 85.86 feet to a point; thence 37 degrees 11 minutes to the right and run Northeasterly 31.36 feet to a point; thence 69 degrees 36 minutes to the left and run Northwesternly 49.09 feet to a point; thence 59 degrees 55 minutes to the left and run Southwesterly 192.91 feet to a point; thence 19 degrees 53 minutes to the left and run Southwesterly 261.01 feet to a point; thence 23 degrees 04 minutes to the right and run Southwesterly 139.06 feet to a point; thence 10 degrees 15 minutes to the right and run Southwesterly 49.66 feet to a point; thence 01 degree 09 minutes to the left and run Southwesterly 124.44 feet to a point; thence 06 degrees 58 minutes to the left and run Southwesterly 129.10 feet to a point; thence 04 degrees 02 minutes to the left and run Southwesterly 49.41 feet to a point; thence 11 degrees 36 minutes to the left and run Southwesterly 237.79 feet to a point; thence 34 degrees 33 minutes to the right and run Southwesterly 66.17 feet to the aforementioned point on the West line of the SW 1/4 of the SE 1/4 of said section; thence 87 degrees 46 minutes to the left and run South along the West line of said 1/4-1/4 section 364.38 feet to the point of beginning.

According to the survey of Walter Schoel, Jr., Alabama Registered No. 3092, dated January 30, 1979.

Situated in Shelby County, Alabama.

# LEGAL DESCRIPTION PARCEL "B"

Commence at the Southwest corner of the S.W.1/4 of the S.E.1/4 of Section 31, Township 19 South, Range 2 West and run East along the South line of the S.W.1/4 of the S.E.1/4 907.96 feet to a point on the Northwestern right-of-way line of Oak Mountain Park Road; thence 50°13' to the left and run Northeasterly along said right-of-way 119.08 feet to the P.C. (point of curve) of a curve to the right having a radius of 694.30 feet and a central angle of 57°49'39"; thence run in the arc of said curve to the right and along the Northwestern right-of-way 700.74 feet to a point; thence 130°36'34" to the left (angle measured to tangent) and run Northwesternly 439.25 feet to a point in Cahaba Valley Creek, said point being the point of beginning; thence 36°50' to the left in a Northwesternly direction along the center of Cahaba Valley Creek a distance of 112.70 feet to a point; thence 15°54' to the right in a Northwesternly direction along the center of Cahaba Valley Creek a distance of 195.30 feet to a point; thence 27°30' to the right in a Northwesternly direction along the center of Cahaba Valley Creek a distance of 85.86 feet to a point; thence 37°11' to the right in a Northerly direction along the center of Cahaba Valley Creek a distance of 31.36 feet to a point; thence 69°36' to the left in a Northwesternly direction along the center of Cahaba Valley Creek a distance of 49.09 feet to a point; thence 120°05' to the right in a Northeasterly direction a distance of 2.24 feet to a point; thence 4°14' to the left in a Northeasterly direction a distance of 124.97 feet to a point; thence 90°00' to the right in a Southeasterly direction a distance of 484.76 feet to the point of beginning.

Containing 3920.40 square feet or 0.9 acres.

## RECORDING FEES

STATE OF ALA. DEED REC.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1985 JUL 18 AM 11:14

*Thomas A. Henderson, Jr.*  
JUDGE OF PROBATE

|               |    |              |
|---------------|----|--------------|
| Mortgage Tax  | \$ | <u>50.00</u> |
| Deed Tax      |    | <u>10.00</u> |
| Mineral Tax   |    | <u>1.00</u>  |
| Recording Fee |    | <u>1.00</u>  |
| Index Fee     |    | <u>1.00</u>  |
| TOTAL         | \$ | <u>61.00</u> |