

STATE OF ALABAMA

546

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Fifty Thousand and No/100 Dollars (\$50,000.00) to the undersigned Grantors, HARRIS M. GORDON and RUTH L. GORDON, husband and wife, in hand paid by COLUMBIANA VILLAS, LTD., an Alabama Limited Partnership, the receipt and sufficiency whereof is hereby acknowledged, we, the said Harris M. Gordon and Ruth L. Gordon, husband and wife, do grant, bargain, sell, and convey unto the said Columbiana Villas, LTD., an Alabama Limited Partnership, the following described real estate situated in the city of Columbiana, Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Section 24, Township 21 South, Range 1 West; thence proceed in a northerly direction along the west boundary of said section for a distance of 1745.66 feet to the point of intersection with the northwest Right-of-Way line of State Highway 25 Columbiana by-Pass; thence turn an angle of 63 degrees 09 minutes 20 seconds to the right and run in a northeasterly direction along said northwest R.O.W. line of Highway 25 by-Pass, for a distance of 204.33 feet to a point; thence turn an angle of 11 degrees 18 minutes 36 seconds to the left and continue along said R.O.W. for a distance of 50.99 feet to a concrete R.O.W. monument; thence turn an angle of 11 degrees 18 minutes 36 seconds to the right and continue along said R.O.W. for a distance of 103.77 feet to the point of beginning of the parcel of land herein described; thence continue along said R.O.W. for a distance of 196.23 feet to a concrete R.O.W. marker; thence turn an angle of 30 degrees 57 minutes 52 seconds to the right and continue along said R.O.W. for a distance of 58.31 feet to a concrete R.O.W. marker; thence turn an angle of 30 degrees 57 minutes 52 seconds to the left and continue along said R.O.W. for a distance of 130.87 feet to a point; thence turn an angle of 63 degrees 09 minutes 20 seconds to the left and proceed in a northerly direction for a distance of 428.93 feet to a point; thence turn an angle of 90 degrees to the left and proceed in a westerly direction for a distance of 350.00 feet to a point; thence turn an angle of 90 degrees to the left and proceed in a southerly direction for a distance of 572.45 feet to the point of beginning. Said parcel of land is lying in the NW 1/4 of SW 1/4, Section 24, Township 21 South, Range 1 West; Situated in Shelby County, Alabama.

SUBJECT TO HOWEVER, right of way granted to Alabama Power Company recorded in Volume 136, at Page 24, in the Office of the Judge of Probate of Shelby County, Alabama.

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TO HAVE AND TO HOLD unto the said Columbiana Villas, LTD., an Alabama Limited Partnership, its successors and assigns, forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Columbiana Villas, LTD., an Alabama Limited Partnership, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as aforesaid; and that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors and administrators shall, warrant and defend the same unto the said Columbiana Villas, LTD., an Alabama Limited Partnership, its successors and assigns, forever, against the lawful claims of all persons, except as aforesaid.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 10th day of September, 1985.

Witness:

Peggy J. Letson

Harris M. Gordon (SEAL)
HARRIS M. GORDON

Ruth L. Gordon (SEAL)
RUTH L. GORDON

STATE OF ALABAMA

COUNTY OF Shelby

I, Peggy J. Letson, a Notary Public in and for said State and County, hereby certify that Harris M. Gordon and Ruth L. Gordon, husband and wife, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of September, 1985.

(NOTARY SEAL)

Peggy J. Letson
Notary Public, State at Large

MY COMMISSION EXPIRES: 9-29-87

The Grantee's Address is 214 North Donahue Drive, Auburn, Al 36830

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>50.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>56.00</u>

STATE SEAL
1 SEP 11 AM 9:40
1985 SEP 11 AM 9:40