

1934

SEND TAX NOTICE TO:

Meadow Brook Heights
c/o Billy D. Eddleman
510 Bank for Savings Building
Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY)

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED executed and delivered as of this 6th day of June, 1985 by DANIEL U.S. PROPERTIES, LTD., a Virginia limited partnership (the "Grantor"), in favor of MEADOW BROOK HEIGHTS, an Alabama general partnership (the "Grantee").

W I T N E S S E T H:

WHEREAS, the Grantor has heretofore transferred and conveyed to Grantee certain real property situated in Shelby County, Alabama pursuant to Warranty Deed dated June 6, 1985 (the "Original Deed") which was recorded in Book 29, Page 769, in the Probate Office of Shelby County, Alabama; and

WHEREAS, the Original Deed erroneously included Parcel IV ("Parcel IV") in Exhibit A to the Original Deed as real property transferred and conveyed by Grantor to Grantee; and

WHEREAS, Grantor and Grantee desire to execute and deliver this Corrective Warranty Deed to delete any reference to Parcel IV as a portion of the real property transferred and conveyed by Grantor to Grantee.

NOW, THEREFORE, in consideration of the premises, Grantor and Grantee hereby agree as follows:

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of (i) the sum of Ten Dollars (\$10.00) in hand paid by the Grantee to the Grantor and other good and valuable consideration and (ii) the execution and delivery by Grantee of a promissory note in the original principal amount of Three Hundred Seventy Thousand and No/100 Dollars (\$370,000.00), which note is secured by a purchase money mortgage encumbering the hereindescribed property, the

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✓ Susan Carr

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receipt and sufficiency of which are hereby acknowledged by the Grantor, the Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto the Grantee, that certain real property situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

This conveyance is made subject to real estate ad valorem taxes for the 1985 tax year which are a lien but not due and payable until October 1, 1985, all easements, restrictions, reservations, rights of way and other matters of record.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

And the said Grantor does for itself and for its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of the hereindescribed property; that the premises are free from all encumbrances except as otherwise provided above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned DANIEL U.S. PROPERTIES, LTD., and MEADOW BROOK HEIGHTS have caused this Corrective Warranty Deed to be executed as of the day and year first above written.

DANIEL U.S. PROPERTIES, LTD.,
a Virginia limited partnership

By: DANIEL REALTY INVESTMENT
CORPORATION, a Virginia
corporation, as General
Partner

By: *D. Daniel Baglieri*
Its: *Per*

MEADOW BROOK HEIGHTS,
an Alabama general partnership

By: *Billy D. Eddleman*
Billy D. Eddleman,
General Partner

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that P. Caldwell England whose name as President of DANIEL REALTY INVESTMENT CORPORATION, a Virginia corporation, as General Partner of DANIEL U.S. PROPERTIES, LTD., a Virginia limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer of DANIEL REALTY INVESTMENT CORPORATION, executed the same for such corporation in its capacity as General Partner of DANIEL U.S. PROPERTIES, LTD., with full authority, voluntarily for and as the act of said partnership on the day the same bears date.

Given under my hand and official seal, this the 23rd day of September, 1985.

Ginger A. McCoy
Notary Public

My Commission Expires: 8-2-88

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Billy D. Holloman whose name as General Partner of MEADOW BROOK HEIGHTS, an Alabama general partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same with full authority, voluntarily for and as the act of said partnership on the day the same bears date.

Given under my hand and official seal, this the 26th day of September, 1985.

James G. Holloman
Notary Public

My Commission Expires: 8-15-88

My Commission Expires 7/15/88

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:
Stephen R. Monk, Esq., 1900 Daniel Building
Birmingham, Alabama 35233

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EXHIBIT A

PARCEL I

Certain real property situated in Sections 1 and 12, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the northeast corner of the northwest quarter of the southeast quarter of said section 1, and thence run S0°-08'-43"E along the east line of said quarter-quarter section for a distance of 78.15 feet to a 3/4" rebar, said line also being on the west line of Lot 2 (also known as Parcel "B") of the Meadow Brook Church Site Subdivision, as recorded in Map Book 8 on Page 127 in the Office of the Judge of Probate, Shelby County, Alabama; thence run S28°-39'-22"W along said west boundary line of said Lot 2 for a distance of 193.13 feet to a 3/4" rebar, said point being on a curve to the right, having a central angle of 31°-10'-59" and a radius of 225.585 feet and being concave to the southwest, with a radius bearing in of S28°-37'-45"W; thence run along the arc of said curve in a southeasterly direction for a distance of 122.77 feet to a 3/4" rebar; thence run S30°-11'-16"E for a distance of 150.14 feet to a 3/4" rebar, said point being on a curve to the left having a central angle of 31°-59'-45" and a radius of 318.74 feet and being concave to the northeast, with a radius bearing in of N59°-48'-44"E; thence run along the arc of said curve in a southeasterly direction for a distance of 178.00 feet to a 3/4" rebar; thence run S62°-10'-46"E for a distance of 150.03 feet to a point on a curve to the left having a central angle of 90°-00'-00", a radius of 20.00 feet and being concave to the north, with a radius bearing in of N27°-49'-14"E; thence run along the arc of said curve in a southeasterly direction for a distance of 31.42 feet to a point on the northwest right-of-way line of Meadow Brook Road; thence run S27°-49'-14"W along said right-of-way line for a distance of 100.05 feet to a point on a curve to the left having a central angle of 90°-00'-00" and a radius of 20.00 feet and being concave to the southwest, with a radius bearing in of N62°-10'-46"W said point being on the northeast corner of Lot 21, Unit I, Meadow Brook 7th Sector, as recorded in Map Book 8, Page 151, in the Office of the Judge of Probate, Shelby County, Alabama; thence run along the northeast side of said Lot 21 and the arc of said curve in a northwesterly direction for a distance of 31.42 feet to a point; thence run N62°-10'-46"W along the northeast side of said lot for a distance of 145.03 feet to a 3/4" rebar; thence run S32°-51'-18"W along the northwest side of said Lot 21 for a distance of 217.27 feet to a 3/4" rebar; thence run S41°-20'-58"W along the northwest side of Lots 22 through 28 of said subdivision for a distance of 1194.18 feet to a 3/4" rebar, said point being the north corner of Lot 29, Meadow Brook 7th Sector, 2nd Phase, as recorded in Map Book 9, Page 36, in the Office of the Judge of Probate, Shelby County, Alabama; thence run S32°-51'-35"W along the northwest side of said Lot 29 for a distance of 136.49 feet to a 3/4" rebar; thence run S41°-17'-05"W along the northwest side of Lots 30 and 31 of said subdivision for a distance of 280.00 feet to a 3/4" rebar; thence run S66°-47'-05"W along the northwest side of Lots 32, 33, and

34 of said subdivision for a distance of 450.00 feet to a 3/4" rebar; thence run N57°-41'-41"W for a distance of 1469.03 feet to a point on west line of the southeast quarter of the southwest quarter of said Section 1; thence run N0°-11'-53"W along said west line for a distance of 211.09 feet to a 3" capped iron at the northwest corner of said quarter-quarter section; thence run S87°-58'-34"E along the north line of said quarter-quarter section for a distance of 1327.35 feet to a 3" capped iron at the southwest corner of the northwest quarter of the southeast quarter of said section; thence run N0°-09'-55"W along the west line of said quarter-quarter section for a distance of 1318.48 feet to a 3" capped iron at the northwest corner of said quarter-quarter section; thence run S87°-56'-03"E along the north line of said quarter-quarter section for a distance of 1326.41 feet to a 3/4" rebar at the point of beginning.

PARCEL I - B

Certain real property situated in Sections 1 and 12, Township 19 South, Range 2 West, Shelby County, Alabama; and being more particularly described as follows:

Begin at the northwest corner of Lot 34, Meadow Brook 7th Sector, 2nd Phase, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 9 on Page 36 and run thence S44°-13'-21"E along the southwest side of Lot 34 of said subdivision for a distance of 206.64 feet to a 3/4" rebar; thence run S43°-45'-26"W along the northwest side of Lots 35 and 36 of said subdivision for a distance of 201.96 feet to a 3/4" rebar; thence run S17°-24'-51"W along the northwest side of Lots 36 and 37 of said subdivision for a distance of 251.74 feet to a 3/4" rebar; thence run S85°-13'-59"W along the northwest side of Lot 38 of said subdivision for a distance of 128.56 feet to a 3/4" rebar; thence run S66°-26'-36"W along the northwest side of Lots 39, 40 and 41 of said subdivision for a distance of 393.00 feet to a 3/4" rebar; thence run S48°-34'-49"W along the northwest side of Lot 42 of said subdivision for a distance of 140.00 feet to a 3/4" rebar; thence run S53°-34'-10"W along the northwest side of Lot 43 of said subdivision for a distance of 164.12 feet to a 3/4" rebar; thence run S46°-20'-53"W along the northwest side of Lot 44 of said subdivision for a distance of 216.72 feet to a 3/4" rebar; thence run S32°-22'-48"W along the northwest side of Lot 45 of said subdivision for a distance of 204.13 feet to a 3/4" rebar; thence run S60°-53'-04"E along the southwest side of Lot 45 of said subdivision for a distance of 140.00 feet to a 3/4" rebar on the northwest right-of-way line of Meadow Brook Road; thence run S29°-04'-27"W along said right-of-way for a distance of 154.71 feet to a curve to the right having a central angle of 90°-00'-00" and a radius of

20.00 feet with a radius bearing in of N60°-55'-33"W; thence run along the arc of said curve in a southwesterly direction for a distance of 31.42 feet to a point; thence run S29°-04'-27"W for a distance of 60.00 feet to a point on a curve to the right having a central angle of 90°-00'-00" and a radius of 20.00 feet, being concave to the northwest with a radius bearing in of S29°-04'-27"W; thence run along the arc of said curve in a southwesterly direction for a distance of 31.42 feet to a point on the northwest right-of-way line of Meadow Brook Road; thence run S29°-04'-27"W along said right-of-way for a distance of 26.71 feet to a point on a curve to the right having a central angle of 18°-10'-00" and a radius of 439.11 feet with a radius bearing in of N60°-55'-33"W; thence run along the arc of said curve and also along said right-of-way in a southwesterly direction for a distance of 139.23 feet to a point; thence run S47°-14'-27"W along said right-of-way for a distance of 63.37 feet to the northeast line of Lot 14, Meadow Brook 8th Sector, 2nd Phase; thence run N55°-15'-33"W and run along the northeast line of said lot for a distance of 630.63 feet to the northeast corner of said lot; thence run N30°-41'-33"E for 158.59 feet to a 3" capped iron; thence run N42°-24'-45"W for a distance of 359.53 feet to a 3" capped iron; thence run N47°-32'-18"E for a distance of 882.46 feet to a 3" capped iron at the southwest corner of the southeast quarter of the southwest quarter of Section 1, Township 19 South, Range 2 West; thence run N0°-11'-53"W along the west line of said quarter-quarter section for a distance of 1108.24 feet; thence S57°-40'-24"E for 1469.03 feet to the point of beginning.

Begin at the northwest corner of Lot 14, Meadow Brook 8th Sector, 2nd Phase and run along the northeast line of said lot for a distance of 630.63 feet to the northeast corner of said lot.

PARCEL II

Begin at the northernmost corner of Lot 46, Meadow Brook 9th Sector, as recorded in Map Book 8, Page 150, in the Office of the Judge of Probate, Shelby County, Alabama; thence run S20°-44'-06"W along the northwest line of Lots 46, 45, and 44 of said subdivision for a distance of 470.83 feet to a point; thence run S37°-49'-10"W along the northwest side of lots 44, 41, 40, 39, 38, 37, and 36 of said subdivision for a distance of 548.03 feet to a point; thence run S30°-21'-57"W along the northwest side of Lot 36 of said subdivision for a distance of 220.09 feet to the northeast corner of Lot 1, Meadow Brook 6th Sector as recorded in Map Book 8, Page 44, in the Office of the Judge of Probate, Shelby County, Alabama; thence run N61°-25'-08"W along the northeast line of said Lot 1 for a distance of 312.07 feet to a point on the southeast right-of-way line of Meadow Brook Road, said point being on a curve to the right which is concave to the southeast having a central angle of 20°-27'47" and a radius of 15.0 feet with a radius bearing in of S61°-27'-10"E; thence run northeasterly along the southeast right-of-way of said road and along the arc of said curve for a distance of 5.36 feet to a point on a curve to the left having a central angle of 14°-16'-10" and a radius of 422.86 feet with a radius bearing in of N40°-59'-35"W thence run northeasterly along the southeast right-of-way line of said road and along the arc of said curve for a distance of 105.31 feet to a point; thence run N34°-44'-27"E along the southeast right-of-way line of said road for a distance of 670.00 feet to a curve to the right having a central angle of 12°-30'-00" and a radius of 654.82 feet with a radius bearing in of S55°-15'-33"E; thence run northeasterly along the southeast right-of-way of said road and along the arc of said curve for a distance of 142.86 feet to a point; thence run N47°-14'-27"E along the southeast right-of-way of said road and tangent to last said curve for a distance of 120.00 feet to a curve to the left having a central angle of 18°-10'-00" and a radius of 499.11 feet with a radius bearing in of N42°-45'-33"W; thence run northeasterly along the southeast right-of-way of said road and along the arc of said curve for a distance of 158.25 feet to a point; thence run N29°-04'-27"E along the southeast right-of-way of said road and tangent to last said curve for a distance of 26.71 feet to a curve to the right having a central angle of 90°-00'-00" and a radius of 20.00 feet with a radius bearing in of S60°-55'-33"E; thence run northeasterly along the arc of said curve for a distance of 31.42 feet to a point on the southwest right-of-way of Skylark Drive; thence run S60°-55'-33"E along the southwest right-of-way of said drive and tangent to last said curve for a distance of 130.00 feet to the point of beginning.

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PARCEL III

Begin at the northernmost corner of Lot 1, Meadow Brook 9th Sector, as recorded in Map Book 8, Page 150, in the Office of the Judge of Probate, Shelby County, Alabama; thence run S29°-04'-27"W along the northwest line of said lot for a distance of 197.66 feet to the northeast right-of-way line of Skylark Drive; thence run N60°-55'-33"W along the northeast right-of-way of said drive for a distance of 130.00 feet to a point on a curve to the right having a central angle of 90°-00'-00" and a radius of 20.00 feet with a radius bearing in of N29°-04'27"E; thence run northwesterly along the arc of said curve for a distance of 31.42 feet to a point on the southeast right-of-way of Meadow Brook Road; thence run N29°-04'-27"E along the southeast right-of-way of said road for a distance of 177.66 feet to a point; thence run S60°-55'-33"E for a distance of 150.00 feet to the point of beginning.

PARCEL IV

DELETED

PARCEL V

Lots 21 and 28, Meadow Brook 7th Sector Unit I, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 8 on Page 151.

PARCEL VI

Lots 29,30,36,37,38,41,42,43,44, & 45, Meadow Brook 7th Sector 2nd Phase as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 9 on Page 36.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 OCT -4 AM 10:51

Thomas A. Brantley, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<i>Corrected</i>
Mineral Tax		
Recording Fee		<i>20.00</i>
Index Fee		<i>1.00</i>
TOTAL	\$	<i>21.00</i>