

STATE OF ALABAMA

SHELBY COUNTY

)
;
)

1,021,000

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 Dollars (\$10.00) in hand paid to PERCY W. BROWER, JR., a married man (the Grantor), by HARBAR HOMES, INC., an Alabama corporation (the Grantee), and the execution by the Grantee to the Grantor of a purchase money mortgage contemporaneously herewith, the Grantor does hereby grant, bargain, sell and convey unto the Grantee that certain real estate situated in Shelby County, Alabama, and more particularly described on Exhibit A attached hereto and made a part hereof, subject to ad valorem taxes for the current tax year, and other matters and things set forth in that certain deed from The Harbert-Equitable Joint Venture to the Grantor dated August 29, 1985, conveying the real estate herein described.

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

Said real estate is not the homestead of the Grantor.

The total purchase price has been paid from the aforesaid purchase money mortgage.

IN WITNESS WHEREOF, the Grantor has set his hand and seal on this 1st day of November, 1985.


Percy W. Brower, Jr. (SEAL)

STATE OF ALABAMA

JEFFERSON COUNTY

)

:

)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PERCY W. BROWER, JR., whose name 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 the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of November, 1985.



[NOTARIAL SEAL]

Cynthia D. Puckworth
Notary Public

This instrument was prepared by:

J. Robert Fleenor
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, Alabama 35203

BOOK 048 PAGE 220

EXHIBIT A

Part of the SW 1/4 of NW 1/4, Section 25 and part of the SE 1/4 of NE 1/4 and part of the NE 1/4 of SE 1/4 of Section 26, all in Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the northeast corner of the SE 1/4 of NE 1/4 of said Section 26, run in a westerly direction along the north line of said SE 1/4 of NE 1/4 for a distance of 84.00 feet to an existing iron pin being the point of beginning; thence turn an angle to the left of 90° and run in a southerly direction for a distance of 50.00 feet; thence turn an angle to the left of 90° and run in an easterly direction for a distance of 43.00 feet; thence turn an angle to the right of 90° and run in a southerly direction for a distance of 158.00 feet; thence turn an angle to the right of 50°30' and run in a southwesterly direction for a distance of 29.22 feet; thence turn an angle to the left of 82°37'05" and run in a southeasterly direction for a distance of 115.96 feet; thence turn an angle to the right of 33°13'30" and run in a southerly direction for a distance of 153.55 feet; thence turn an angle to the left of 36°43'30" and run in a southeasterly direction for a distance of 64.07 feet; thence turn an angle to the right of 20°00' and run in a southeasterly direction for a distance of 111.21 feet to an existing iron pin; thence turn an angle to the right of 90° and run in a southwesterly direction for a distance of 90.34 feet; thence turn an angle to the left of 21°20'03" and run in a southwesterly direction for a distance of 242.02 feet; thence turn an angle to the left of 12°42'23" and run in a southwesterly direction for a distance of 200.00 feet; thence turn an angle to the left of 14°00'22" and run in a southwesterly direction for a distance of 203.91 feet; thence turn an angle to the right of 2°19'10" and run in a southwesterly direction for a distance of 267.68 feet; thence turn an angle to the right of 47°00'18" and run in a westerly direction for a distance of 76.84 feet to an existing iron pin; thence turn an angle to the right of 103°31'28" and run in a northerly direction for a distance of 463.19 feet to an existing iron pin; thence turn an angle to the right of 90° and run in an easterly direction for a distance of 33.01 feet to a point on a curve; said curve being concave in a southerly direction and having a central angle of 113°21'35" and a radius of 50.00 feet and last mentioned 33.01 foot line being radial to said curve, thence run in a northerly and easterly direction along the arc of said curve for a distance of 98.93 feet to a point of reverse curve; said reverse curve being concave in a northerly direction and having a radius of 25.00 feet and a central angle of 64°52'38"; thence turn an angle to the left and run in an easterly direction along the arc of said curve for a distance of 28.31 feet to the point of compound curve; said third curve being concave in a northwesterly direction and having a radius of 260.11 feet and a central angle of 25°53'26"; thence turn an angle to the left and run in a northeasterly direction along the arc of said curve for a distance of 117.54 feet to the end of said curve (last curve having a chord of 116.54 feet); thence turn an angle to the left of 89°49'43" from last mentioned chord line and run in a northwesterly direction for a distance of 78.71 feet; thence turn an angle to the left of 12°22'31" and run in a northwesterly direction for a distance of 145.00 feet to an existing iron pin; thence turn an angle to the right of 86°44' and run in a northerly direction for a distance of 504.79 feet to an existing iron pin; thence turn an angle to the right of 49°07'26" and run in a northeasterly direction for a distance of 270.97 feet to an existing iron pin; thence turn an angle to the right of 41°41'30" and run in an easterly direction along the north line of SE 1/4 of NE 1/4 of Section 26 for a distance of 371.73 feet, more or less, to the point of beginning.

BOOK 048 PAGE 221

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

1985 NOV -7 AM 11: 02

JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		
Mineral Tax		750
Recording Fee		100
Index Fee		850
TOTAL	\$	1700