

To clear title

663

QUITCLAIM DEED - Lawyers Title Insurance Corp. - Birmingham, Alabama

STATE OF ALABAMA,                      SHELBY                      COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of  
Ten Dollars (\$10.00)

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the under-  
signed Daniel U.S. Properties, Ltd., a Virginia limited partnership,  
hereby remises, releases, quit claims, grants, sells, and conveys to DANIEL PROPERTIES  
XV, a Virginia limited partnership

(hereinafter called Grantee), all its right, title, interest and claim in or to the fol-  
lowing described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated  
herein by reference

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under its hand and seal, this 31st day of October 19 85  
DANIEL U.S. PROPERTIES, LTD.

By: Daniel Realty Investment Corporation  
a Virginia corporation as General Partner

Witnesses:

\_\_\_\_\_  
(SEAL)

By: Stephen R. Monk (SEAL)

Stephen R. Monk, Vice President (SEAL)

\_\_\_\_\_  
(SEAL)

~~STATE OF~~

COUNTY OF

I, the undersigned authority, a

in and for said County, in said State, hereby certify that

whose name signed to the foregoing conveyance, and who known to me,  
acknowledged before me on this day, that, being informed of the contents of the convey-  
ance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this                      day of                      19

\_\_\_\_\_  
Notary Public

This instrument was prepared by

Name Stephen R. Monk

1900 Daniel Building Birmingham, Alabama 35231

BOOK 048 PAGE 667

*Jad A*

To clear title

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Stephen R. Monk, whose name as Vice 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 conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he as such officer and with full authority executed the same voluntarily for and as the act of said corporation, acting in its capacity as General Partner as aforesaid.

Given under my hand and official seal this 31st day of October, 1985.

*George A. McCoy*  
Notary Public

MY COMMISSION EXPIRES AUGUST 2, 1988

NOTARY  
PUBLIC

BOOK 048 PAGE 669

## EXHIBIT A

## MORNING SUN VILLAS

Description of a parcel of land situated in the east half of the northeast quarter of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at a capped iron pipe found at the northeast corner of said Section 1 and run thence in a southerly direction along the east line thereof for a distance of 436.03 feet to a point located in a curve to the right in the northwesterly right-of-way line of Meadow Ridge Road, said curve being concave to the northwest, having a radius of 1598.48 feet, a central angle of 4-10'-47" and a chord which forms an interior or counterclockwise angle of 120-10'-53" with the preceeding course; thence turn an angle to the right and run in a southwesterly direction with said proposed right-of-way line and along the arc of said curve for a distance of 116.61 feet to the end of said curve; thence continue to run with said proposed right-of-way line in a southwesterly direction along a line tangent to said curve for a distance of 337.88 feet to the beginning of a curve to the left said curve being concave to the southeast, having a radius of 827.77 feet and subtending a central angle of 33-45'-00"; thence continue to run with said proposed right-of-way line in a southwesterly direction along the arc of said curve for a distance of 487.60 feet to a point of reverse curvature located at the beginning of a curve to the right; said curve being concave to the northwest, having a radius of 966.13 feet, and subtending a central angle of 18-15'-00"; thence continue to run with said proposed right-of-way line in a southwesterly direction along the arc of said curve for a distance of 307.73 feet to the end of said curve; thence turn an angle to the right of 67-07'-30", as measured from the chord of said curve and, leaving said proposed right-of-way line, run in a northwesterly direction for a distance of 101.95 feet; thence turn an angle to the left of 90-00' and run in a southwesterly direction for a distance of 10.00 feet; thence turn an angle to the right of 90-00' and run in a northwesterly direction for a distance of 20.00 feet; thence turn an angle to the right of 90-00' and run in a northeasterly direction for a distance of 10.00 feet; thence turn an angle to the left of 90-00' and run in a northwesterly direction for a distance of 294.00 feet to a point located in the west line of the northeast quarter of the northeast quarter of the aforesaid Section 1; thence turn an angle to the right of 75-38'-01" and run in a northerly direction along said west line of said quarter-quarter section for a distance of 1187.54 feet to a capped iron pipe found at the northwest corner thereof; thence turn an angle to the right of 92-17'-01" and run in an easterly direction along the northline of said quarter-quarter section for a distance of 1327.59 feet to the point of beginning; containing 27.7554 acres, more or less.

I, Frank N. Champion, a duly registered professional land surveyor under the laws of the State of Alabama, certify that this is a true and correct survey of the above described property and is based on a survey made by me, or under my direct personal supervision, and that I have consulted the Federal Emergency Management Agency's "Flood Insurance Rate Map" and found that this property is not located in a "special flood hazard area".

The undersigned hereby certifies to Daniel Properties XV, Lawyers Title Insurance Corporation and Land of Lincoln Savings and Loan, as of October 30th, 1985, that the attached print of survey correctly shows the location of all buildings, structures and other improvements situated on the above premises; and that, except as shown, there are no visible easements or rights of way, no party walls, no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements, and no encroachments on said premises by buildings, structures or other improvements situated on adjoining premises.

FIRM Map #010191 0020 B (Shelby County)

*Frank N. Champion*  
Frank N. Champion, Reg. No. 254

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

1985 NOV 12 AM 11:40

*Thomas J. Champion*  
JUDGE OF PROBATE

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

1985 NOV 12 AM 11:40

Rev 7.50  
Jud 1.00  
8.50

BOOK 048 PAGE 669