

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: Dale Corley, Attorney
2100 16th Avenue So.
ADDRESS: Birmingham, Al 35205

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY SEVEN THOUSAND EIGHT HUNDRED FORTY and No/100 (\$77,840.00)

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

Albert F. Thomasson, a married man, d/b/a Aftco Properties

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

OAK GLEN PARTNERSHIP

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

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION.

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

Subject property is not the homestead of Albert F. Thomasson and said grantor is conveying said property pursuant to Section 6 - 10 - 3 of the Code of Alabama as amended.

\$77,840.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 20th day of December, 19 85.

(Seal)

(Seal)

(Seal)

Albert F. Thomasson
Albert F. Thomasson, individually, and
d/b/a AFTCO PROPERTIES

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert F. Thomasson, a married man, individually, and d/b/a AFTCO PROPERTIES 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December, A. D., 19 85.

FM:ATC

Notary Public

EXHIBIT "A"

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

1988 JAN 13 PM 1:40

JUDGE OF PROBATE

Rec. 500
100
600

Part of the Northwest Quarter of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: BEGINNING at the Southeast corner of Lot 14, Oak Glen, First Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 9, Page 104, run in a westerly direction along the South line of said Lot 14 for a distance of 392.86 feet to an existing iron pin, being the Southwest corner of said Lot 14; thence turn an angle to the left of 90° and run along the East right-of-way line of Oak Glen Trace for a distance of 37.00 feet; thence turn an angle to the right of 90° and run in a westerly direction for a distance of 260.00 feet to an existing iron pin, being the Southwest corner of Lot 42 of said Oak Glen, First Sector; thence turn an angle to the left of 48°02' and run in a Southwesterly direction for a distance of 144.03 feet to an existing iron pin, being the most Easterly distance of 260.00 feet to the left of 48°02' and run in a Southwesterly direction for a distance of 10°53' and run in a Southwesterly direction for a distance of 200.00 feet to the most Easterly corner of Lot 50, Oak Glen, First Sector; thence turn an angle to the left of 40°54' and run in a Southwesterly direction for a distance of 167.53 feet to an existing iron pin, being the most Easterly corner of Lot 51 of said Oak Glen, First Sector; thence turn an angle to the left of 30°49'44" and run in a Southwesterly direction for a distance of 32.15 feet to an existing iron pin; thence turn an angle to the left of 77°43'23" and run in a Southeasterly direction for a distance of 367.00 feet to an existing iron pin; thence turn an angle to the left of 95°47'26" and run in a Northeasterly direction for a distance of 197.01 feet to an existing iron pin; thence turn an angle to the left of 46°52'49" and run in a Northeasterly direction for a distance of 30.00 feet to a point of curve, said curve being concave in a Northeasterly direction and having a radius point along a Northeasterly extension of last course and being 66.00 feet and having a central angle of 61°11'38"; thence turn an angle to the right and run along the arc of said curve for a distance of 23.05 feet for a distance of 70.49 feet to a point of reverse curve, said second curve being concave in a Southeasterly direction and having a central angle of 52°49' and a radius of 25.00 feet; thence turn an angle to the right and run along the arc of said curve for a distance of 10.00 feet to the end of said curve; thence run in a Northeasterly direction along a line tangent to the end of said curve for a distance of 205.00 feet to a point of curve, said curve being concave in a Northeasterly direction and having a central angle of 27°42' and a radius of 205.00 feet; thence turn an angle to the left and run along the arc of said curve for a distance of 99.11 feet to the end of said curve; thence turn an angle to the right and run in a Southeasterly direction along a line radial to end of said curve for a distance of 200.00 feet to an existing iron pin; thence turn an angle to the left of 81°19' and run in a Northeasterly direction for a distance of 236.72 feet to an existing iron pin; thence turn an angle to the right of 24°41' and run in a Northeasterly direction for a distance of 98.35 feet, more or less, to the center of Action Creek; thence turn an angle to the left and run in a Northeasterly, Northerly, and Northeasterly direction along the center of Action Creek for a distance of 376.00 feet, more or less, to the point of beginning,

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