

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203

1702

QUIT CLAIM DEED FORM 117

PRINTED AND FOR SALE BY ALABAMA STATIONERS & EQUIPMENT, INC.

The State of Alabama,

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars
and NO/100 (\$10.00) ----- DOLLARS

to TRIMM BUILDING CORPORATION, INC.

in hand paid

by ALBERT F. THOMASSON, DBA AFTO PROPERTIES

~~SOUTHLAKE PROPERTIES, an Alabama general partnership,~~

the receipt whereof

is hereby acknowledged, we do remise, release, quit claim and convey to the said

SOUTHLAKE PROPERTIES ALBERT F. THOMASSON, DBA AFTO PROPERTIES

right, title, interest, and claim in or to the following described real estate, to wit:

All that certain real estate situated in Shelby County, Alabama

as described in Exhibit "A" attached hereto and incorporated

herein by reference.

Subject to Existing Mineral and Mining Rights

This deed is given for the purpose of clarifying and correcting that certain previous deed executed by John H. Bankhead & Co., Inc. and Trimm Building Corporation to Albert F. Thomasson DBA AFTCO Properties, recorded in Deed Book 336 Page 720 in the Probate Office of Shelby County, Alabama.

BOOK 069 PAGE 594

situated in SHELBY County, Alabama.

TO HAVE AND TO HOLD to the said SOUTHLAKE PROPERTIES

its successors

Heirs and assigns forever.

Given under our hand and seal this 26th day of April AD. 1986

Executed and delivered in the presence of

TRIMM BUILDING CORPORATION, INC. (SEAL)

By: Leslie J. Trimm (SEAL)

PRESIDENT

(SEAL)

(SEAL)

Cahaba Title

QUIT CLAIM DEED

THE STATE OF ALABAMA

County

TO

I,

Judge of the Probate Court of said County, hereby
certify that the within conveyance was filed for
registration in this office on the

day of , 19

and was recorded in Vol. Record of

Deeds, Pages

on the day of , 19

Judge of Probate.

Record Fee, \$

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said
County, in said State, hereby certify that Doris T. Trimm, whose
name as President of TRIMM BUILDING CORPORATION, INC.,
an Alabama corporation, is signed to the foregoing Quitclaim Deed
and who is known to me, acknowledged before me on this day that,
being informed of the contents of the Quitclaim Deed, he, in his
capacity as such officer and with full authority, executed the same
voluntarily for and as the act of said corporation on the day the
same bears date.

Given under my hand this the 26th day of April, 1986.

Martha B. Fagunson
Notary Public

My Commission Expires: 9/25/88

565 3046990 MDG

Given under my hand, this day of , A.D. 19
the grantor voluntarily executed the same in his presence and in the presence of the other subscribing
witness, on the day the same bears date; that he attested the same in the presence of the grantor, and of
the other witness, and that such other witness subscribed his name as a witness in his presence.
stated that
subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being sworn,
in and for said State and County aforesaid, hereby certify that

The State of Alabama
County

Given under my hand, this day of , 19
before me on this day that, being informed of the contents of the conveyance, executed
whose name signed to the foregoing conveyance, and who known to me, acknowledged
in and for said County, in said State, hereby certify that

The State of Alabama
County

Item One

Parcel No. 1

Begin at the Northwest corner of the SE 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in a Southerly direction along the West line of said 1/4 1/4 a distance of 700 feet, more or less, to its intersection with the center line of Acton Creek; thence run in a Northeasterly and Northerly direction along the meanderings of the center line of Acton Creek to its intersection with the North line of said 1/4 1/4; thence run in a Westerly direction along the North line of said 1/4 1/4 a distance of 475 feet, more or less, to the point of beginning.

Parcel No. 2

Begin at the Northwest corner of the NW 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in a Southerly direction along the West line of said 1/4 1/4 to the Southwest corner of said 1/4 1/4; thence continue in a Southerly direction along the West line of the SW 1/4 of the SW 1/4 of said Section 16, a distance of 150 feet, more or less, to its intersection with the center line of Acton Creek; thence run in a generally Northeasterly and Northerly and Northwesterly direction along the center line of said Acton Creek to its intersection with the North line of said NW 1/4 of the SW 1/4 of Section 16; thence run in a Westerly direction along the North line of said 1/4 1/4, 350 feet, more or less, to the point of beginning.

Item Two

Parcel No. 1

All that part of the NE 1/4 of the NW 1/4, lying East of the Cahaba River, in Section 20, Township 19 South, Range 2 West.

Parcel No. 2

South 1/2 of the NE 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 2 West, Shelby County, Alabama. Mineral and mining rights excepted.

Parcel No. 3

All of the NW 1/4 of the NE 1/4 and the Northwesterly 36.44 acres of the SE 1/4 of the NW 1/4 and the Northwesterly 8.37 acres of the SW 1/4 of the NE 1/4; all in Section 20, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Northwest corner of the NW 1/4 of the NE 1/4 of said Section 20, Township 19 South, Range 2 West; thence run in a Southerly direction along the West line of said 1/4 1/4 a distance of 1,316.72 feet to the Northeast corner of the SE 1/4 of the NW 1/4 of said Section 20; thence run in a Westerly direction along the North line of said 1/4 1/4 a distance of 1,318.02 feet to the Northwest corner of said 1/4 1/4; thence turn an angle to the left of 91 deg. 48 min. 18 sec. and run in a Southerly direction along the West line of said 1/4 1/4 a distance of 1,320.07 feet to the Southwest corner of said 1/4 1/4; thence turn an angle to the left of 88 deg. 11 min. 42 sec. and run in an Easterly direction along the South line of said SE 1/4 of the NW 1/4 a distance of 697.32 feet; thence turn an angle to the left of 55 deg. 06 min. 36 sec. and run in a Northeasterly direction a distance of 185.72 feet; thence turn an angle to the right of 27 deg. 59 min. 56 sec. and continue in a Northeasterly direction a distance of 414.89 feet; thence turn an angle to the right of 5 deg. 46 min. 56 sec. and continue in a Northeasterly direction a distance of 143.90 feet to its intersection with the East line of said SE 1/4 of the NW 1/4; thence turn an angle to the left of 70 deg. 21 min. 56 sec. and run in a Northerly direction along the East line of said 1/4 1/4 a distance of 148.32 feet; thence turn an angle to the right of 24 deg. 40 min. 30 sec. and run in a Northeasterly direction a distance of 98.40 feet; thence turn an angle to the right of 42 deg. 33 min. and run in a Northeasterly direction a

distance of 106.43 feet; thence turn an angle to the left of 5 deg. 37 min. and run in a Northeasterly direction a distance of 87.53 feet; thence turn an angle to the right of 5 deg. 43 min. 36 sec. and run in a Northeasterly direction a distance of 77.42 feet; thence turn an angle to the left of 8 deg. 54 min. and run in a Northeasterly direction a distance of 68.24 feet; thence turn an angle to the right of 15 deg. 13 min. 12 sec. and run in a Northeasterly direction a distance of 45.24 feet; thence turn an angle to the left of 18 deg. 52 min. and run in a Northeasterly direction a distance of 93.38 feet; thence turn an angle of 3 deg. 12 min. 06 sec. to the left and run in a Northeasterly direction a distance of 85.90 feet; thence turn an angle of 2 deg. 15 min. 12 sec. to the right and run in a Northeasterly direction a distance of 159.33 feet; thence turn an angle of 10 deg. 13 min. 12 sec. to the left and run in a Northeasterly direction a distance of 84.80 feet; thence turn an angle to the left of 43 deg. 36 min. and run in a Northerly direction a distance of 237.94 feet to its intersection with the South line of the NW 1/4 of the NE 1/4 of said Section 20; thence turn an angle of 91 deg. 52 min. 36 sec. to the right and run in an Easterly direction along the South line of said NW 1/4 of the NE 1/4 a distance of 597.50 feet to the Southeast corner of said 1/4 1/4; thence turn an angle to the left of 91 deg. 52 min. 36 sec. and run in a Northerly direction along the East line of said NW 1/4 of the NE 1/4 of Section 20, a distance of 1313.43 feet to the Northeast corner of said 1/4 1/4; thence turn an angle to the left of 87 deg. 58 min. 50 sec. and run in a Westerly direction along the North line of said 1/4 1/4 a distance of 1311.18 feet to the point of beginning.

STATE OF ALABAMA
I CERTIFY THAT
THIS INSTRUMENT WAS
FILED FOR RECORD
1986 APR 29 AM 8:54
JUDGE OF PROBATE

ALSO,

A 60 foot right of way for ingress and egress described as follows: Commence at the Southeast corner of the SW 1/4 of the NE 1/4 of Section 20, Township 19 South, Range 2 West; thence run in a Westerly direction along the South line of said 1/4 1/4 a distance of 597.50 feet; thence run in a Northerly direction parallel with the East line of said 1/4 1/4 a distance of 675.00 feet to the point of beginning of a 60 foot right of way being 30 feet on either side of the following described line: from said point of beginning, run in a Southwesterly direction a distance of 775 feet, more or less, (said center line to be established by actual survey at a later date) to its intersection with the West line of said SW 1/4 of the NE 1/4 of said Section 20, said point being situated 891 feet, more or less, South of the Northwest corner of said 1/4 1/4.

The Southwest 1/4 of the Southeast 1/4 of Section 17, Township 19 South, Range 2 West.

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 17, Township 19 South, Range 2 West, and partially situated in the SW 1/4 of the NW 1/4 of Section 16, Township 19 South, Range 2 West, all in Shelby County, Alabama, being more particularly described as follows: Begin at the Southeast corner of said SE 1/4 of the NE 1/4 of Section 17, thence run in a Westerly direction along the South line of said 1/4 1/4 to the Southwest corner of said 1/4 1/4; thence run in a Northeasterly direction along a diagonal line that would intersect the Northeast corner of said 1/4 1/4 to a point that is 51.0 feet Southwesterly of the Northeast corner of said 1/4 1/4, said point being the most Westerly corner of Lot 12, Block 4, of Indian Valley, Sixth Sector, as recorded in Map Book 5 page 118 Shelby County Probate Office; thence turn an angle to the right of 105 deg. 58 min. 13 sec. and run in a South-easterly direction a distance of 122.18 feet to the Northwesterly right of way line of Osceola Road; thence turn an angle to the left of 15 deg. 47 min. 09 sec. to tangent and run Southeasterly a distance of 60.0 feet to the Southeasterly right of way line of Osceola Road; thence turn an angle to the right of 10 deg. 52 min. 49 sec. to tangent and run Southeasterly a distance of 271.61 feet to a point; thence turn an angle to the left of 1 deg. 04 min. 22 sec. and run Southeasterly a distance of 203.82 feet to the centerline of Indian Lake Drive; thence turn an angle to the right of 11 deg. 06 min. 49 sec. and run South-easterly along the Southwest line of Lot 10, of Indian Valley, Sixth Sector, to the center line of Acton Creek; thence Southwesterly and Southerly along said center line of Acton Creek to its intersection with the South line of said SW 1/4 of the NW 1/4 of Section 16; thence run Westerly along the South line of said 1/4 1/4 to the Southwest corner of said 1/4 1/4, said point being the point of beginning; being situated in Shelby County, Alabama.