

340

Send Tax Notice To:

THIS INSTRUMENT PREPARED BY:

Dale Corley
2100-16th Avenue South
Birmingham, AL 35205

ADDRESS:

BIRMINGHAM, ALA.

\$100.00

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and no/100 Dollars (\$100.00) and other good and valuable consideration

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

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

SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION.

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

Subject to the following mortgages:

1. That certain mortgage given to Birmingham Trust National Bank as recorded in Mortgage Volume 411, Page 974, in the Probate Office of Shelby County, Alabama.
2. That certain mortgage given to First National Bank of Commerce as recorded in Mortgage Volume 7, Page 981, in said Probate Office.

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.

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, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 1st day of July, 1986

Albert F. Thomasson (Seal)

General Acknowledgment

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Albert F. Thomasson, a married man, a Notary Public in and for said County, in said State, hereby certify that Albert F. Thomasson, a married man, is known to me, acknowledged before me whose name is signed to the foregoing conveyance, and who he executed the same voluntarily on this day, that, being informed of the contents of the conveyance on the day the same bears date. Given under my hand and official seal this 1st day of July, 1986

Description of a parcel of land situated in the southeast quarter of the southeast quarter of Section 4, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Beginning at the southeast corner of said Section 4, run thence in a westerly direction along the south line of said section for a distance of 1391.73 feet; thence turn an angle to the right of $90^{\circ}-00'$ and run in a northerly direction for a distance of 107.05 feet; thence turn an angle to the right of $69^{\circ}-18'$ and run northeasterly for a distance of 270.00 feet; thence turn an angle to the left of $50^{\circ}-00'$ and run northeasterly for a distance of 60.00 feet; thence turn an angle to the left of $42^{\circ}-00'$ and run northwesterly for a distance of 278.00 feet radially to a point on a curve to the right, said curve having a radius of 330.0 feet and a central angle of $7^{\circ}-50'$ and being concave southeasterly; thence turn an angle to the right and run along the arc of said curve in a northeasterly direction for a distance of 45.12 feet; thence turn an angle to the left from the chord to said curve of $86^{\circ}-00'$ and run in a northwesterly direction for a distance of 250.00 feet; thence turn an angle to the right of $92^{\circ}-30'$ and run northeasterly for a distance of 175.00 feet; thence turn an angle to the left of $11^{\circ}-00'$ and run in a northeasterly direction for a distance of 195.00; thence turn an angle to the right of $71^{\circ}-49'$ and run southeasterly for a distance of 56.35 feet radially to a point on a curve to the left, said curve having a radius of 237.53 feet and a central angle of $17^{\circ}-22'$ and being concave southward; thence turn an angle to the left and run in an easterly direction along the arc of said curve for a distance of 71.96 feet to its end; thence run in an easterly direction tangent to said curve for a distance of 77.00 feet to the beginning of a curve to the left, said curve to the left having a radius of 15.0 feet and a central angle of $90^{\circ}-00'$ and being concave northwesterly. thence run along the arc of said curve in an easterly and northerly direction for a distance of 23.56 feet to the end of said curve; thence run northwesterly tangent to said curve for a distance of 10.0 feet; thence turn an angle to the right of $90^{\circ}-00'$ and run in a northeasterly direction for a distance of 294.08 feet; thence turn an angle to the right of $122^{\circ}-34.5'$ and run in a southwesterly direction for a distance of 128.73 feet; thence turn an angle to the left of $17^{\circ}-02'$ and run southwesterly for a distance of 112.10 feet; thence turn an angle to the left of $35^{\circ}-18'$ and run southeasterly for a distance of 127.45 feet; thence turn an angle to the right of $8^{\circ}-07'-30''$ and run southeasterly for a distance of 60.0 feet radially to a point on a curve to the right, said curve having a radius of 326.88 feet and a central angle of $7^{\circ}-35'-34''$ and being concave northerly. thence turn an angle to the right and run along the arc of said curve in a westerly direction for a distance of 43.32 feet to a point of reverse curve, said reverse curve having a radius of 15.0 feet and a central angle of $85^{\circ}-58'-00''$ and being concave southeasterly; thence run southwesterly along the arc of said curve for a distance of 22.51 feet to the end of said curve; thence run southeasterly tangent to said reverse curve for a distance of 13.84 feet to the beginning of a curve to the left, said curve having a radius of 169.99 feet and a central angle of $33^{\circ}-24'$ and being concave eastward; thence run in a southeasterly direction along the arc of said curve for a distance of 99.09 feet to the end of said curve; thence run southeasterly tangent to said curve for a distance of 40.0 feet to the beginning of a curve to the left, said curve having a radius of 25.0 feet and a central angle of $42^{\circ}-50'$ and being concave northeasterly. thence run in an easterly direction along the arc of said curve for a distance of 18.69 feet to the beginning of a curve to the right, said curve having a radius of 50.0 feet and a central angle of $149^{\circ}-18'-15''$ and being concave southwesterly; thence run in a southerly direction along the arc of said curve for a distance of 130.29 feet; thence turn radial to said curve and run in a southeasterly direction for a distance of 318.40 feet to a point on the east line of said Section 4; thence turn an angle to the right of $38^{\circ}-45'$ and run in a southerly direction along the east line of said Section 4 for a distance of 203.64 feet to the point of beginning.

BOOK 079 PAGE 385

EXHIBIT "A"

PARCEL

Description of the proposed FIRST SECTOR OF ALTADENA WOODS situated in the southeast 1/4 of Section 4, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the southeast corner of said Section 4, and run thence in a northward direction along the east line of said section for a distance of 1715.00 feet; thence turn an angle to the left of 67°00' and run in a northwesterly direction for a distance of 251.0 feet; thence turn an angle to the left of 36°40'27" and run in a southwesterly direction for a distance of 91.08 feet; thence turn an angle to the left of 14°19'33" and run southwestwardly 135.0 feet; thence turn an angle to the right of 51°00' and run northwestwardly for a distance of 235.0 feet; thence turn an angle to the left of 90°00' and run southwestwardly for a distance of 210.00 feet; thence turn an angle to the right of 90°00' and run in a northwesterly direction for a distance of 10.0 feet; thence turn an angle to the left of 90°00' and run southwestwardly for a distance of 200.0 feet; thence turn an angle to the left of 13°00' and run in a southerly direction for a distance of 300.00 feet; thence turn an angle to the left of 18°00' and run in a southerly direction for a distance of 240.00 feet; thence turn an angle to the right of 77°00' and run in a southwesterly direction for a distance of 195.0 feet; thence turn an angle to the right of 11°00' and run in a westerly direction for a distance of 175.0 feet; thence turn an angle to the left of 92°30' and run in a southerly direction for a distance of 250.0 feet to a point on the north right-of-way of a proposed road which is in a curve concave southward, said north right-of-way has a radius of 330.0 feet and a central angle of 51°00'; thence run southwestwardly along the arc of said north right-of-way line for a distance of 45.12 feet to the end of said curve; thence deflect left from the chord of said arc 93°55' and run southwardly and radial to the end of said curve for a distance of 278.0 feet; thence turn an angle to the right of 42°00' and run southwestwardly 60.0 feet; thence turn an angle to the right of 50°00' and run southwestwardly 270.0 feet; thence turn an angle to the left of 69°17'20" and run in a southerly direction for a distance of 106.79 feet more or less to a point on the south line of said Section 4 which is 1391.73 feet west of the southeast corner of said section; thence run 1391.73 feet eastwardly along the south line of said section to the point of beginning.

Less and Except the following:

Those two (2) parcels heretofore conveyed by the Grantor to the United States Steel Corp., executed on May 14, 1986.

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

1986 JUL -3 PM 3:57

Thomas A. Swearingen, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 1.50
2. Mtg. Tax	
3. Recording Fee	7.50
4. Indexing Fee	1.00
TOTAL	9.00

Exhibit "A"
Parcel 1
Page 2

(Altadena Woods)