

341

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: Dale Corley, Attorney
2100 16th Avenue South
ADDRESS: Birmingham, Alabama 35205

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.** 500.00 BIRMINGHAM ALA.

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, d/b/a AFTCO Properties
(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 that certain mortgage given to John E. McAvoy and Louise T. McAvoy, recorded in Mortgage Book 423, Page 175 in the Probate Office of Shelby County, Alabama.

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.

Subject to that certain mortgage given to First National Bank of Commerce as recorded in Mortgage Book 7, Pages 981, in the Probate Office of Shelby County, Alabama.

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.

(Seal)
(Seal)
(Seal)

Albert F. Thomasson (Seal)
Albert F. Thomasson

General Acknowledgment

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert F. Thomasson, a married man 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 1st day of July, A. D., 1986.

Cathryn J. Kern
Public.

EXHIBIT A
LEGAL DESCRIPTION

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

Commence at the southeast corner of said quarter section and run west along the south line of said quarter section for a distance of 1391.80 feet to the point of beginning; thence continue along last stated course for a distance of 500.00 feet to a point; thence turn an angle to the right of $87^{\circ}-04'-59''$ and run northwesterly for a distance of 311.07 feet to a point; thence turn an angle to the right of $20^{\circ}-58'-16''$ and run northeasterly for a distance of 60.00 feet to a point; thence turn an angle to the right of $30^{\circ}-00'-00''$ and run northeasterly for a distance of 274.91 feet to a point; thence turn an angle to the right of $15^{\circ}-06'-04''$ and run northeasterly for a distance of 37.85 feet to a point; thence turn an angle to the left of $68^{\circ}-50'-48''$ and run northwesterly for a distance of 221.78 feet to a point on a curve which is concave to the northwest having a central angle of $8^{\circ}-55'-00''$ and a radius of 250.00 feet; thence turn a counter clockwise angle of $94^{\circ}-27'-30''$ to the chord of said curve and run northeasterly along the arc of said curve for a distance of 38.91 feet to a point; thence turn a clockwise angle from the chord of said curve of $85^{\circ}-32'-30''$ and run northwesterly for a distance of 250.00 feet to a point; thence turn an angle to the right of $40^{\circ}-29'-18''$ and run northeasterly for a distance of 118.65 feet to a point; thence turn an angle to the right of $54^{\circ}-33'-09''$ and run northeasterly for a distance of 86.80 feet to a point; thence turn an angle to the left of $99^{\circ}-09'-44''$ and run northwesterly for a distance of 255.80 feet to a point on a curve which is concave to the southeast, having a central angle of $5^{\circ}-27'-12''$ and a radius of 288.16 feet; thence turn a counter clockwise angle of $87^{\circ}-16'-16''$ to chord and run northeasterly along the arc of said curve for a distance of 27.43 feet to a point; thence turn a clockwise angle from the chord of said curve of $92^{\circ}-43'-29''$ and run northwesterly for a distance of 166.78 feet to a point; thence turn an angle to the right of $87^{\circ}-30'-57''$ and run northeasterly for a distance of 168.00 feet to a point on a curve which is concave to the northeast having a central angle of $10^{\circ}-09'-09''$ and a radius of 454.27 feet; thence turn a clockwise angle to the chord of said curve of $95^{\circ}-04'-34''$ and run northwesterly along the arc of said curve for a distance of 80.49 feet to a point; thence turn a counter clockwise angle from the chord of said curve of $74^{\circ}-36'-16''$ and run southeasterly for a distance

BOOK C79 PAGE 388

Exhibit A - Page Two

of 177.24 feet to a point; thence turn an angle to the right of 11°-46'-06" and run southeasterly for a distance of 122.58' feet to a point; thence turn an angle to the left of 11°-46'-06" and run southeasterly for a distance of 311.69 feet to a point; thence turn an angle to the left of 70°-00'-00" and run northeasterly for a distance of 151.38 feet to a point; thence turn an angle to the right of 90°-00'-00" and run southeasterly for a distance of 115.07 feet to a point; thence turn an angle to the right of 90°-01'-08" and run southwesterly for a distance of 179.75 feet to a crimped iron; thence turn an angle to the right of 90°-00'-00" and run northwesterly for a distance of 29.94 feet to a crimped iron; thence turn an angle to the left of 89°-59'-03" and run southwesterly for a distance of 199.97 feet to a crimped iron; thence turn an angle to the left of 13°-01'-22" and run southwesterly for a distance of 299.88 feet to a crimped iron; thence turn an angle to the left of 18°-00'-31" and run southeasterly for a distance of 240.00 feet to a crimped iron; thence turn an angle to the right of 77°-00'-11" and run southwesterly for a distance of 195.04 feet to a crimped iron; thence turn an angle to the right of 11°-06'-29" and run southwesterly for a distance of 175.02 feet to a crimped iron; thence turn an angle to the left of 92°-38'-06" and run southeasterly for a distance of 249.96 feet to a crimped iron; thence turn an angle to the right of 85°-50'-46" and run southwesterly for a distance of 45.08 feet to a point; thence turn an angle to the left of 93°-44'-44" and run southeasterly for a distance of 278.00 feet to a crimped iron; thence turn an angle to the right of 42°-08'-37" and run southwesterly for a distance of 59.74 feet to a crimped iron; thence turn an angle to the right of 49°-51'-32" and run southwesterly for a distance of 269.77 feet to a crimped iron; thence turn an angle to the left of 69°-09'-53" and run southwesterly for a distance of 107.99 feet to the point of beginning. Said parcel containing 25.38 acres, more or less.

BOOK 679 PAGE 389

1. Deed Tax \$ 50
 2. Mtg. Tax
 3. Recording Fee 7.50
 4. Indexing Fee 1.00
 TOTAL 9.00

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

1986 JUL -3 PM 3:58

Thomas A. Snowden, Jr.
 JUDGE OF PROBATE