

This instrument was prepared by

(Name) John H. Brewer, Attorney

(Address) 200 Office Park Drive - Suite 216  
Birmingham, Alabama 35223

Corporation Form Warranty Deed



This Form furnished by:

**Cahaba Title, Inc.**1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporat

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF SHELBY

That in consideration of TEN AND NO/100 (\$10.00)----- DOLLARS

to the undersigned grantor, SHELBY DEVELOPMENT CORPORATION, an Alabama corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto -----

----- Daniel Realty Corporation-----

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

SHELBY COUNTY, ALABAMA

That certain property described in Exhibit "A" (consisting of 1 page) attached hereto and incorporated herein by reference.

Less and except: All coal, iron ore, oil, gas and all other minerals and mining rights.

Subject To:

1. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 112, page 132 and Deed Book 112, page 133 in Probate Office of Shelby County, Alabama
2. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 41, page 840 in Probate Office of Shelby County, Alabama
3. Grantor reserves for itself and for its successors and assigns a 20 foot wide easement for a sanitary sewer at its present location on the property parallel to Brook Highland Drive
4. Subject to Protective Covenants for The Meadows Multi-Family District as recorded in Book 67, Page 947-964 in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD, To the said GRANTEE, and its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, and its successors & assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, and its successors ----- and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its ----- President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 8th day of August, 1986

ATTEST:

SHELBY DEVELOPMENT CORPORATION

Dorothy B. Watkins  
Secretary

By Charles W. Daniel  
President

STATE OF ALABAMA

COUNTY OF SHELBY

I, ----- John H. Brewer----- a Notary Public in and for said County, in said State, hereby certify that Charles W. Daniel

whose name as -----President of SHELBY DEVELOPMENT CORPORATION 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.

Given under my hand and official seal, this the

8th day of August

Cahaba Title (John H. Brewer)  
Form ALA-32 (Rev. 12-74)

NOTARY PUBLIC Commission Expires July 16, 1987

Legal Description Deed from Shelby Development Corporation  
to Daniel Realty Corporation Dated August 8, 1986

BOOK 085 PAGE 741

Part of the SE 1/4 of the NW 1/4 and the SW 1/4 of NE 1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows: Lots 6, 8, 10 and 12, Jessica Ingram Property, as recorded in Map Book 3 page 54 in the Office of the Judge of Probate, Shelby County, Alabama, also, an acreage parcel situated in the SE 1/4 of the NW 1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows: From the NW corner of Lot 12, Jessica Ingram Property, as recorded in Map Book 3 page 54, in the Office of the Judge of Probate of Shelby County, Alabama, run in a Southerly direction along the West lot line of said Lot 12 for a distance of 30.26 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue in a Southerly direction along the West lot lines of said Lots 12, 10, 8 and 6, for a distance of 620.60 feet; thence turn an angle to the right of 90 deg. 47 min. 50 sec. and run in a Westerly direction for a distance of 116.86 feet to a point on the East right of way line of Brook Highland Drive, as shown on the map of "The Meadows Residential Sector One", as recorded in Map Book 9 page 142, in the Office of the Judge of Probate, Shelby County, Alabama, said point being on a curve to the left which has a radius of 605.12 feet, a central angle of 18 deg. 21 min. 26 sec. and a chord of 193.05 feet which forms an interior angle to the left of 80 deg. 08 min. 18 sec. with the last described call; run thence along said right of way line in a Northerly direction along the arc of said curve for a distance of 193.88 feet to the end of said curve; run thence in a Northerly direction tangent to said curve for a distance of 324.02 feet to the beginning of a curve to the left, said curve having a radius of 1153.80 feet, a central angle of 2 deg. 37 min. 02 sec. and a chord of 52.70 feet; run thence in a Northerly direction along the arc of said curve for a distance of 52.70 feet; thence turn an interior angle to the left of 126 deg. 06 min. 26 sec. from the chord of the last described curve and run in a Northeasterly direction for a distance of 89.69 feet to the point of beginning.

LESS AND EXCEPT the following described parcels A & B:

Parcel A

Part of Lot 12, Jessica Ingram Property, as recorded in Map Book 3 page 54 in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows: Beginning at the NW corner of said Lot 12, run thence in a Southerly direction along the West lot line of said Lot 12 for a distance of 30.26 feet; thence turn an angle to the left of 89 deg. 23 min. 50 sec. and run in an Easterly direction for a distance of 1236.08 feet to a point on the West right of way line of Shelby County Road No. 495; thence turn an angle to the left of 94 deg. 03 min. 43 sec. and run in a Northerly direction along said West right of way line for a distance of 36.62 feet to a 2 inch capped pipe; thence turn an angle to the left of 86 deg. 13 min. 44 sec. and run in a Westerly direction along the North line of said Lot 12 for a distance of 1233.82 feet to the point of beginning.

Parcel B

Part of Lot 6, Jessica Ingram Property, as recorded in Map Book 3 page 54 in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows: Beginning at the SW corner of said Lot 6, run thence in an Easterly direction along the South line of said Lot 6 for a distance of 1274.54 feet to the West right of way line of Shelby County Road No. 495; thence turn an angle to the left of 94 deg. 15 min. 23 sec. and run in a Northerly direction along said right of way line for a distance of 10.02 feet; thence turn an angle to the left of 85 deg. 44 min. 37 sec. and run in a Westerly direction for a distance of 1273.94 feet to the West line of said Lot 6; thence turn an angle to the left of 90 deg. 47 min. 50 sec. and run in a Southerly direction along the West line of said Lot 6 for a distance of 10.00 feet to the point of beginning.

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

1986 AUG 13 AM 8:54

*Thomas H. Shaw, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ 570 <sup>00</sup>
2. Mtg. Tax	—
3. Recording Fee	5 <sup>00</sup>
4. Indexing Fee	1 <sup>00</sup>
<b>TOTAL</b>	<b>576<sup>00</sup></b>