

Send Tax Notices To:

✓ C & R PROPERTIES
c/o James Clayton, General Partner
145 Mahone Avenue
Hueytown, AL 35023

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Nine Thousand Nine Hundred and no/100 DOLLARS (\$9,900.00) and certain other good and valuable consideration, paid to COLONIAL PROPERTIES, INC., a corporation (hereinafter referred to as "Grantor") by C & R PROPERTIES, a general partnership, (hereinafter called "Grantee"), receipt of which is acknowledged, Grantor does hereby grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the South-West quarter of the North-East quarter and the South-East quarter of the North-West quarter of Section 36, Township 18 South, Range 2 West of the Huntsville Principal Meridian, Shelby County, Alabama, more particularly described as follows:

Begin at the Northwest corner of said South-West quarter of the North-East quarter, thence in a southerly direction along the west boundary of said quarter-quarter section 128.94 feet to the point of beginning; thence turning an angle of 56°45' to the left in a southeasterly direction 203.36 feet; thence turning an angle of 161°50'14" to the right in a northwesterly direction 235.02 feet to intersection with the east right-of-way of a Public Road, said intersection being in the arc of a curve turning to the left, having a radius of 610.00 feet, being subtended by a central angle of 7°08'11" and having a chord of 75.93 feet in length, said chord forming an angle of 93°01'53" to the right from last mentioned line; thence in a northeasterly direction along said arc 76.00 feet; thence turning an angle of 105°13'59" to the right from said chord in a southeasterly direction 39.90 feet to the point of beginning.

This conveyance is subject to the following:

1. Ad valorem taxes for the year 1986 which said taxes are not due and payable until October 1, 1986.
2. Coal, oil, gas and other mineral interests in, to or under the land herein described not owned by Grantor.
3. Transmission line permits to Alabama Power Company, recorded in Deed Book 97, page 566, Deed Book 109, page 289, Deed Book 182, page 51 and Deed Book 285, page 93 in the Probate Office of Shelby County, Alabama.
4. Mortgage from Colonial Properties, Inc. to C & R Properties, a General Partnership, dated 9/16/82 at 11:02 a.m., recorded in Volume 423, page 331, in the Probate Office of Shelby County, Alabama.

BOOK 097 PAGE 247

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises only against its own acts, that it has not done or suffered to be done any act or thing whereby the said premises hereby granted are, or may be, encumbered or charged, except as herein recited; and that it will so warrant and defend to Grantee, its successors and assigns.

IN WITNESS WHEREOF, COLONIAL PROPERTIES, INC., by and through its president, who is authorized to execute this conveyance, has hereunto set its signature and seal this 18th day of September, 1986.

COLONIAL PROPERTIES, INC.

By: Thomas H. Lowder
THOMAS H. LOWDER
Its President

STATE OF ALABAMA)
JEFFERSON COUNTY)

BOOK 097 PAGE 248
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas H. Lowder, whose name as president of COLONIAL PROPERTIES, INC., a corporation, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, 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 18th day of September, 1986.

Benji G. Howdalo
NOTARY PUBLIC

My Commission Expires: 2-11-89

THIS DEED PREPARED BY: W. Clark Watson
425 First Alabama Bank Building
Birmingham, Alabama 35203
(205) 251-5900

STATE OF ALA. SHELBY CO.
I CHATLEY THIS
INST. BY DEED FILED

1986 OCT 27 AM 10:12

Thomas H. Lowder, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>1000</u>
2. Mtg. Tax	<u>500</u>
3. Recording Fee	<u>100</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>1600</u>