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(GENERAL CC 1 #CT)

american title insur, nes company

•	2119 - 3RD AVENUE NORTH . BIPMINGHAM At 35203 . (206) 254-8080
approved to Simingham Area Board of Realtons, Inc July 1977	Birmingham August 6. 1986
Undersigned Purchaser(s) LEDCO PROPERTIES, INC	
Undersigned Selleris) Undersigned	bereby agrees to sell
<del>-</del>	s, shrubbery, plantings, fixtures, and appurtenances, situated in Shelby
ig. Alabama, on the terms stated below:	s, anrandery, plantings, tixtures, and appur tenances, structed in
	ba Valley Road (Highway 119); See attached
Purchase Price shall be \$\frac{250.000.00*}{est Money, receipt of which is hereby acknowledged by the ap	, payable as follows: gent\$ 5,000.00
on closing this sale	\$ 245,000.00
vailability of all utilities including ivision to be developed by purchaser. pproval of perculation tests and standard	dard tank by the Shelby County Health Department To
pproval by purchaser of a satisfactor	y development loan for acquisition and development
eller agrees to allow purchasers and/	or their agents full access to the property including culation tests, etc.
urchaser agrees to purchase said property	erty subject to the above conditions at a price of
ereage price. Seller to withhold a 5th is residence presently eccupied by Se	Hoot strip or land-stong the southeast dollar are less to Acyk.
itle Insurance Policy to be paid by P	LA-40
name, in the amount of the purchase price, insuring purchase interesting the earnest money shall be refunded. In the	andard form title insurance policy issued by a company qualified to insure titles in er against loss on account of any defect or encumberance in the title, unless herein event both owner's and mortgagee's title policies are obtained at the time of closing,
Said property is sold and is to be conveyed subject to any mining classification R-1 and NOT.	ally between the seller and the purchaser. ineral and mining rights not owned by the undersigned Seller and subject to present being located in a flood plain. If any, are to be provated between the Seller and Purchaser as of the date of de-
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PAGE 580

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STATE OF ALAPAMA SHELBY COUNTY

That for All Men by These Presents: Know consideration of One Dollar (\$1.00), and other good and valuable considerations to the undersigned grantors James H. Faulkner, and wife Eleanor J. Faulkner, Maude Diseker Collier, an unmarried woman, and James M. Johnson, in hand paid by Donald R. ohnson and wife, Mildred M. Johnson, the receipt of which is hereby acknowledged we the said James H. Faulkner, and wife, Eleanor J. Faulkner, Maude Diseker Collier, an unmarried woman, and James M. do hereby grant, bargain, sell and convey unto the Johnson, and wife, Mildred M. said / Donald R. following described real estate, to wit:

A parcel of land situated in the SWI of the NWI and the NWI of The SWI of Section 28, Township 19south, Range 2west, Shelby County, Alabama more particularly described as follows: Begin at the Northwest corner of said section and run in an Easterly direction along the north line of said section a distance of 840.21 feet to a point; Thence deflect 87°44'20" and run to the right and in a Southerly direction a distance of 1193.11 feet to the point of beginning of herein described parcel; Thence continue along last described course in a Southerly direction a distance of 1009.14 feet to a point; Thence turn an interior angle of 214°21'20" and run to the left and in a Southeasterly direction a distance of 386.91 feet to a point; Thence turn an interior angle of 169° 46'00" and run to the right and in a Southeasterly direction a distance of 263.37 feet to a point; Thence turn an interior angle of 98° 26'00" and run to the right and in a Southwesterly direction a distance of 150.00 feet to a point; Thence turn an interior angle of 261° 32'47" and run to the left and in a Southeasterly direction a distance of 359.46 feet to a point on the Northwesterly right-of-way of Shelby County Highway #119; Thence turn an interior angle of 98° 23'40" and run to the right along said right-of-way in a Southwesterly direction a distance of 353.12 feet to a point; Thence turn an interior angle of 83°12'00" and run to the right and in a Northwesterly direction a distance of 704.51 feet to the P.C. of a curve to the right having a Delta of 25°10'10" and a Radius of 1450.00feet; Thence run along said curve in a Northwesterly to Northerly direction a distance of 636.97 feet to a point; Thence run tangent to said curve and in a Northerly direction a distance of 313.50 feet to a point; Thence turn an interior angle of 90°00'00" and run to the right and in an Easterly direction a distance of 408.68 feet to the point of beginning, containing 20.70 acres more or less.

Less a 30' easement for ingress tegress along and parallel to the West line of said parcel.

Less a 50' easement for Alabama Power Company transmissions times:

situated in Shelby County, Alabama.

INSTRUMENT WAS FILED

1986 DEC -5 AN 8-34

JUDGE OF FROMATE

RE 1 PS 34 PS 34