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This instrument prepared by:
W. Howard Donovan, III, Esq.
2019 Third Avenue, North
Birmingham, Alabama 35203

Send Tax Notice to:
Altadena, Ltd.
1031 21st Street, South
Birmingham, Alabama 35205

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of payment of the below referenced indebtedness and other good and valuable consideration to the undersigned Grantor, ALTADENA WOODS PARTNERSHIP, an Alabama General Partnership (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto ALTADENA, LTD., (herein referred to as "Grantee"), the following described real estate, situated in Jefferson County, Alabama, to wit:

All that land described in the attached Exhibit "A", which is incorporated herein by reference as if fully set out.

The consideration for this conveyance was paid from proceeds of a mortgage loan closed simultaneously herewith.

SUBJECT TO:

1. Ad valorem taxes for the year 1987, which said taxes are not due or payable until October 1, 1987.
2. Grantee assumes and agrees to pay the indebtedness secured by the Mortgage recorded at Book 072, Page 368.

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

IN WITNESS WHEREOF, the said Grantor, by its General Partners, who are authorized to execute this conveyance, hereto sets its signature and seal, this the 23rd day of December, 1986.

ALTADENA WOODS PARTNERSHIP,
an Alabama General Partnership

By: John B. Davis, Jr.
John B. Davis, Jr.

By: E.M. Duffey, Jr.
E.M. Duffey, Jr.

By: H.M. Davis, Jr.
H.M. Davis, Jr.

By: Steven L. Davis
Steven L. Davis

By: John B. Davis
John B. Davis

By: K.B. Weygand
K.B. Weygand

VIKING ENERGY GROUP, INC.

By: Paul J. ...
Its: Paul J. ...

BOOK 107 PAGE 401

EXHIBIT A

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

Commence at the northeast corner of said quarter section; thence run in a westerly direction along the north line of said quarter section for a distance of 682.86 feet to the point of beginning; thence turn an angle to the left of $95^{\circ}-16'-39''$ and run southeasterly for a distance of 290.08 feet to a point; thence turn an angle to the right of $45^{\circ}-00'-00''$ and run southwesterly for a distance of 140.00 feet to a point; thence turn an angle to the left of $90^{\circ}-00'-00''$ and run southeasterly for a distance of 21.00 feet to a point; thence turn an angle to the right of $90^{\circ}-00'-00''$ and run southwesterly for a distance of 145.00 feet to a point; thence turn an angle to the right of $81^{\circ}-00'-00''$ and run northwesterly for a distance of 135.00 feet to a point; thence turn an angle to the right of $7^{\circ}-00'-00''$ and run northwesterly for a distance of 140.00 feet to a point; thence turn an angle to the left of $47^{\circ}-00'-00''$ and run southwesterly for a distance of 530.00 feet to a point; thence turn an angle to the left of $31^{\circ}-12'-43''$ and run southwesterly for a distance of 170.00 feet to a point; thence turn an angle to the left of $7^{\circ}-33'-21''$ and run southwesterly for a distance of 136.66 feet to a point; thence turn an angle to the right of $34^{\circ}-09'-04''$ and run southwesterly for a distance of 640.00 feet to a point; thence turn an angle to the right of $65^{\circ}-32'-38''$ and run northwesterly for a distance of 107.27 feet to an iron pin; thence turn an angle to the right of $17^{\circ}-46'-07''$ and run northwesterly for a distance of 246.90 feet to an iron pin; thence turn an angle to the right of $39^{\circ}-19'-21''$ and run northeasterly for a distance of 530.88 feet to an iron pin on the north line of said quarter section; thence turn an angle to the right of $71^{\circ}-15'-33''$ and run in an easterly direction along said north line for a distance of 1713.87 feet to the point of beginning. Said parcel contains 23.511 acres more or less.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certifies that John B. Davis, Jr., E. M. Duffey, Jr., H. M. Davis Jr., Steven L. Davis, John B. Davis, and K. B. Weygand, whose names as General Partners of Altadena Woods Partnership, An Alabama general partnership, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such General Partners and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this the 23rd day of December, 1986



Harriet S. Meeks
Notary Public

My commission expires: 10/27/87

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Bankhead as President of Viking Energy Group, Inc., acting in its capacity as General Partner of Altadena Woods Partnership, an Alabama general partnership, 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 such conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as General Partner of said Partnership.

Given under my hand and official seal, this the 23rd day of December, 1986

[NOTARIAL SEAL]

Harriet S. Meeks
Notary Public

My commission expires: 10/27/87



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

1986 DEC 30 AM 3:51

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

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