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8-5

SEND TAX NOTICES TO:

Moore Development, Inc.  
2100 Morris Avenue  
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Sixty Five Thousand Seven Hundred and Eighty Dollars (\$165,780.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, MILTON A. FERGUSON and wife, SHIRLEY R. FERGUSON (herein collectively referred to as Grantors), grant, bargain, sell and convey unto MOORE DEVELOPMENT, INC. (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL "A"

Lots "B" and "C" according to Map of Sunny Meadows - First Sector, Second Phase as recorded in Map Book 8, Page 7, in the Probate Office of Shelby County, Alabama.

PARCEL "B"

A parcel of land situated in Section 14, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

From an iron pipe found at the Northwest corner of the Northeast quarter of the Northwest quarter of the aforesaid Section 14, said pipe marking a point in the West line of Lot "A" as shown on a map entitled "Sunny Meadows - First Sector, Second Phase" dated December 19, 1979, prepared by Allen Whitley, Land Surveyor, and recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 8, at Page 7, run thence in a Southerly direction along the West line of said quarter-quarter and with the West line of said "Sunny Meadows - First Sector, Second Phase", for a measured distance of 556.18 feet (556.33 feet rec.) to an iron pipe found at the Southernmost corner of Lot "B" of said First Sector, Second Phase, said iron pipe also marking the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue to run in a Southerly direction along the West line of the East half of the Northwest quarter for a distance of 1486.24 feet to a half inch rebar found at the Northwest corner of Lot 22, Block One, as shown on map entitled "Sunny Meadows Phase Two" dated July 26, 1979, prepared by Allen Whitley, Land Surveyor, and recorded in the aforesaid Office of the Judge of Probate in Map Book 8, at Page 19 A & B; thence turn an angle to the left of 88 degrees 40 minutes 20 seconds (meas.) 88 degrees 40 minutes 37 seconds (rec.) and run in an Easterly direction with the North lines of Lots 22 and 23 of said Block 1 for a measured distance of 295.41 feet (295.43 feet rec.) to a half inch rebar found at the Northeast corner of said Lot 23; thence turn an angle to the right of 76 degrees 51 minutes 26 seconds (meas. and rec.) and run in a Southerly direction with the East line of said Lot 23 for a distance of 98.46 feet to a point located at the East corner common to Lots 23 and 24 of said block, thence turn an angle to the left of 17 degrees 22 minutes 40 seconds (meas.) 17 degrees 04 minutes 17 seconds (rec.) and run in a Southeasterly direction along the east line of said Lot 24 for a measured distance of 130.28 feet (130.06 feet rec.) to a half

\$165,780.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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inch rebar found at an angle of point therein; thence turn an angle to the left of 19 degrees 30 minutes 14 seconds (meas.) 20 degrees 03 minutes (rec.) and run in a Southeasterly direction with the East line of said Lot 24 for a measured distance of 45.00 feet (45.00 feet rec.) to a half inch rebar found at the corner common to Lots 24, 25, and 26 of said block; thence turn an angle to the left of 59 degrees 31 minutes 44 seconds (meas.) 59 degrees 16 minutes 09 seconds (rec.) and run in a Northeasterly direction with a portion of the North line of said Lot 26 for a distance of 82.47 feet to a point; thence turn an angle to the left of 71 degrees 46 minutes 28 seconds, and, leaving the North line of said Lot 26 and run in a Northerly direction along a line of parallel with the aforesaid West line of the East half of the Northwest quarter for a distance of 2125.33 feet to a point located in the Southeast line of Lot "C" of the aforesaid "Sunny Meadow - First Sector, Second Phase": thence turn an angle to the left of 130 degrees 24 minutes 50 seconds and run in a Southwesterly direction along the Southeast lines of Lots "C" and "B" of said "Sunny Meadows - First Sector, Second Phase" for a distance of 645.11 feet to the point of beginning. EXCEPT that part sold to SouthTrust Bank of Alabama, National Association, as Trustee of the Brookwood Orthopedic Associates, P.C. Pension Plan as described in Real Volume 34, Page 57 and in Real volume 34, Page 59, in the Probate Office of Shelby County, Alabama. ALSO EXCEPT that portion sold to John P. K. Featheringill and wife, Deni P. Featheringill as described in Real Volume 34 on Page 61, in the Probate Office of Shelby County, Alabama.

SUBJECT TO a 50-foot building set back line from Meadow Brook Drive as shown on recorded map of said subdivision.

SUBJECT TO Utility easements as shown on recorded map of Sunny Meadows - First Sector, Second Phase as recorded in Map Book 8, Page 7, in the Probate Office of Shelby County, Alabama

SUBJECT TO Transmission line permits to Alabama Power Company as recorded in Deed Book 139, Page 140 and Deed Book 316, Page 465, and Deed Book 326, Page 126, in the Probate Office of Shelby County, Alabama.


The Consideration recited above as the purchase price is being paid through the proceeds of a Mortgage closed simultaneously herewith.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands this 19 day of

Dec, 1986

  
MILTON A. FERGUSON

  
SHIRLEY R. FERGUSON

STATE OF ALABAMA

GENERAL ACKNOWLEDGEMENT

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MILTON A. FERGUSON and SHIRLEY R. FERGUSON, whose names are signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day, that, being informed of the contents of such Deed, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of December,  
1986

*Melissa F. Cox*  
NOTARY PUBLIC

My Commission Expires: 8-28-87

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

1987 JAN -5 AM 10:36

*Thomas A. Ritchie*  
JUDGE OF PROBATE

*Recd* 7.50  
*Just* 1.00  
8.50

This instrument was prepared by Thomas A. Ritchie, whose address is 312 North 23rd Street, Birmingham, Alabama 35203.