

This instrument was prepared by

(Name) Tanglewood Corporation1109 Town House Rd(Address) Birmingham, AlabamaHelena35280

(Name) Frank Dominick  
2121 Highland Avenue  
 (Address) Birmingham, Alabama 35205

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA  
 COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand -----DOLLARS,  
 and the execution of a purchase money mortgage in the amount of \$220,000 securing  
 balance of purchase price  
 to the undersigned grantor, Montcreek Land Company a corporation,  
 in hand paid by Tanglewood Corporation

the receipt of which is hereby acknowledged, the said Montcreek Land Company

does by these presents, grant, bargain, sell and convey unto the said Tanglewood Corporation

the following described real estate, situated in Shelby County, Alabama, to-wit:

Land situated in Section 27, Township 20 South, Range 3 West, more particularly described as follows: All land contained in the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  and the land beginning at the southeast corner of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$ ; run thence north along the east line of said quarter-quarter line for 140 yards; run thence west 350 yards; run thence south 140 yards; run thence east 350 yards to the southeast corner of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$ . Less any part of subject property lying within public road. Mineral and mining rights excepted.

SUBJECT to right of way to Colonial Pipeline Company recorded in Vol. 222 page 209, Vol. 223 page 437 and Vol. 267 page 834 in the Probate Office of Shelby County, Alabama; right of way to Shelby County, Alabama recorded in Vol. 271 page 718 in said Probate Office; and oil, gas and mineral lease to the Amoco production Company recorded in Vol. 337 page 893 in said Probate Office.

The Grantor reserves a 50-foot easement for roadway usage and utilities over any roadway in any platted subdivision of the above described property and over and across any unplatted portion thereof to and from the adjacent property of Grantor not sold herewith, the location of said easement to be determined by engineer selected by Grantee and approved by Grantor.

TO HAVE AND TO HOLD, To the said Tanglewood Corporation, its successors

heirs and assigns forever.

And said Montcreek Land Company does for itself, its successors  
 and assigns, covenant with said Tanglewood Corporation, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, and except current ad valorem taxes, which grantee assumes; that it will, and its successors and assigns shall, warrant and defend the same to the said Tanglewood Corporation, its successors

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said MONTCREEK LAND COMPANY by its

President, Robert M. Montgomery, who is authorized to execute this conveyance,  
 has hereto set its signature and seal, this the 19<sup>th</sup> day of December, 1986

ATTEST:

STATE OF ALABAMA  
 COUNTY OF JEFFERSON

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

Secretary

1987 JAN -6 AM 9:07

JUDGE OF PROBATE

MONTCREEK LAND COMPANY

By: Robert M. Montgomery President

Send TAX 30.00  
 Rec 2.50  
 Incl 1.00  
33.50

I, the undersigned a Notary Public in and for said County, in  
 said State, hereby certify that Robert M. Montgomery  
 whose name as President of MONTCREEK LAND COMPANY  
 a corporation, 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 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 19<sup>th</sup> day of December

Courtney Mason

Jeffery A. West Public