

199

Send tax notice to  
James Allen Dowdy, Sr.

This instrument prepared by  
John E. Hagefstration, Jr.  
Bradley, Arant, Rose & White  
1400 Park Place Tower  
Birmingham, Alabama 35203

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the exchange of real properties to the undersigned grantor Birmingham Realty Company, a corporation, in hand paid by by the grantee, James Allen Dowdy, Sr. and James Allen Dowdy, Jr., the receipt of which is hereby acknowledged, the said grantor does, by these presents, grant, bargain, sell, and convey unto the said grantees the following described real estate situated in Shelby County, Alabama, to wit:

Part of the E 1/2 of SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

108 MAR 442

From the Northwest corner of said E 1/2 of SW 1/4 of Section 30, run in an easterly direction along the north line of said E 1/2 of SW 1/4 for a distance of 663.97 feet to an existing iron pin; thence turn an angle to the right of 87°41' and run in a southerly direction for a distance of 629.76 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course for a distance 146.56 feet to an existing iron pin; thence turn an angle to the right of 90° and run in a westerly direction for a distance of 323.39 feet to an existing iron pin being on the east right-of-way line of Business Center Drive (as recorded in the Office of the Judge of Probate Shelby County, Alabama, in Map Book 8, Page 170); thence turn an angle to the right of 90°03' and run in a northerly direction along the east right-of-way line of said Business Center Drive for a distance of 129.57 feet to a point of curve; said curve being concave in a southeasterly direction and having a central angle of 42°50' and a radius of 25.00 feet, thence turn an angle to the right and run in a northeasterly direction along the arc of said curve for a distance of 18.69 feet to an existing iron pin; thence turn an angle to the right and run in an easterly direction for a distance of 316.61 feet, more or less, to the point of beginning, containing 47,351 square feet, more or less, or 1.087 acres, more or less, being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all easements, restrictions, conditions, and rights-of-way of record, including the following:

1. Taxes for the year 1987 are a lien, but not due and payable until October 1, 1987.

2. Restrictions, covenants and conditions as set out in instrument recorded in Real 21 page 339 in Probate Office.
3. Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 101 page 523, Deed Book 139 page 157, Deed Book 167 page 104 and Deed Book 219 page 581 in Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 5 page 706 in Probate Office.

TO HAVE AND TO HOLD to the said grantees, their successors and assigns forever.

And the said grantor does for itself, its successors and assigns, covenant with the said grantees, their successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the said grantees, their successors and assigns forever against the lawful claims of all persons.

BOOK 108 PAGE 443

IN WITNESS WHEREOF, Birmingham Realty Company, by its President, Russell M. Cunningham, III, who is authorized to execute this conveyance, has hereunto set its signature and seal on this 29<sup>th</sup> day of December, 1986.

1. Deed Tax \$ 54.50  
 2. Mtg. Tax \_\_\_\_\_  
 3. Recording Fee 5.00  
 4. Indexing Fee 1.00  
 TOTAL 60.50

STATE OF ALABAMA )  
 JEFFERSON COUNTY )

BIRMINGHAM REALTY COMPANY

By: Russell M. Cunningham, III  
 Its: President

I, the undersigned, a notary public in and for said county in said state, hereby certify that Russell M. Cunningham, III, whose name is as President of Birmingham Realty Company, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, 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 seal this 29<sup>th</sup> day of December,

John E. Hagerty  
 Notary Public

My commission expires 11-13-90

