

THIS INSTRUMENT PREPARED BY:

243

Send Tax Notice To:

NAME: Robert C. Barnett, Attorney at Law

ADDRESS: 1600 City Federal Building  
BIRMINGHAM, Alabama 35203

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

150

STATE OF ALABAMA  
SHELBY COUNTY}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Geraldine C. Belt and husband Keith Belt

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Development Properties, an Alabama General Partnership

(herein referred to as grantees, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

FOR LEGAL DESCRIPTION, SEE ATTACHED EXHIBIT "A" WHICH IS SPECIFICALLY MADE A PART HEREOF AS IF SET OUT FULLY HEREIN.

EXCEPTIONS:

(1) Taxes for the year 1987, a lien but not due and payable until October 1, 1987.  
(2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Volume 2785, Page 44 and Volume 3280, Page 129 (Jefferson County) in Probate Office.  
(3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto. Minerals being assessed by U. S. Steel Corporation.  
(4) Easement reserved in Real Volume 92, page 600 and Real 92, page 595 (Shelby County) and Real 2998, page 113 (Birmingham Division) in Probate Office.  
(5) Part of subject property being within the 100 year flood zone as shown by survey of David L. Waldrop.  
(6) Easement agreement between Helen Crow Mills, Robert H. Carlson, III, Geraldine C. Belt and Richard D. Reese, dated November 26, 1984, and recorded in Real 24, page 565 (Shelby County) in Probate Office.  
(7) Easement agreement between Robert H. Carlson, III and Geraldine C. Belt and Richard D. Reese, dated April 17, 1984, and recorded in Real 24, page 575 (Shelby County) in Probate Office.  
(8) Less and except part in Cahaba River.  
(9) Rights of riparian owners in and to the use of Cahaba River.

THIS PROPERTY DOES NOT CONSTITUTES THE HOMEPLACE OF THE GRANTOR, GERALDINE C. BELT, OR HER SPOUSE.

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that we (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we (we) have a good right to sell and convey the same as aforesaid; that we (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands(s) and seal(s), this 31<sup>st</sup> day of December, 1984.

*Geraldine C. Belt* (Seal)

*Keith Belt* (Seal)

..... (Seal)

STATE OF ALABAMA  
SHELBY COUNTY}

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Geraldine C. Belt and husband, Keith Belt, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of December, 1984.

*James J. Phask* (Seal)

Notary Public.

## EXHIBIT A

A parcel of land situated in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4, all in Section 8, Township 19 South, Range 2 West, and the Northwest 1/4 of the Northeast 1/4, the Northeast 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4, all in Section 17, Township 19 South, Range 2 West, being more particularly described as follows: Commence at the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 19 South, Range 2 West; thence run North along the East line of said 1/4 1/4 1054.55 feet to the point of beginning, and being the center of a 60 foot easement for ingress and egress; thence left 71 deg. 18 min. and run Northwesterly along center line of easement 40.17 feet to the point of curve of a curve to the left having a central angle of 7 deg. 38 min. 04 sec. and a radius of 1988.85 feet; thence continue along the arc of said curve 265.01 feet to the point of curve of a reverse curve to the right having a central angle of 51 deg. 07 min. 49 sec. and a radius of 209.04 feet; thence continue along the arc of said curve 186.55 feet to the point of curve of a reverse curve to the left having a central angle of 86 deg. 36 min. 30 sec. and a radius of 194.58 feet; thence continue along arc of said curve 294.13 feet to the point of tangent; thence continue along tangent 70.22 feet to the point of curve of a curve to the left having a central angle of 0 deg. 53 min. 01 sec. and a radius of 4358.17 feet; thence run along arc of said curve 67.21 feet; thence right 103 deg. 55 min. 19 sec. and run Northwest 651.65 feet to the 100 year flood line; thence right 7 deg. 32 min. 08 sec. and run 477.19 feet to the center line of the Cahaba River; thence right 50 deg. 27 min. 57 sec. and run North-easterly 375.99 feet along center of river; thence left 33 deg. 07 min. 03 sec. and continue Northeasterly 204.70 feet; thence left 42 min. 11 min. 56 sec. and run Northwesterly 200.56 feet; thence right 25 deg. 39 min. 20 sec. and run Northeasterly along center line of Cahaba River 147.97 feet; thence right 48 deg. 38 min. 28 sec. and continue North-easterly along center line of said river 227.70 feet; thence right 45 deg. 51 min. 11 sec. and run Easterly 367.33 feet; thence right 43 deg. 31 min. 30 sec. and run Southeasterly 894.30 feet to a point on the North line of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 2 West; thence right 0 deg. 5 min. 21 sec. and continue Southeasterly 98.88 feet; thence left 85 deg. 18 min. 55 sec. and run Northeasterly 103.81 feet to a point on the North line of said 1/4 1/4 line; thence right 41 deg. 21 min. 08 sec. and run East along North line of said 1/4 1/4 763.19 feet to the Northeast 1/4 of the said 1/4 1/4; thence right 134 deg. 02 min. 15 sec. and run diagonally across said 1/4 1/4 1867.34 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4; thence left 45 deg. 08 min. 57 sec. and run South along the East line of said 1/4 1/4 286.81 feet to the point of beginning; being situated in Shelby County, Alabama, & Jefferson County, Alabama, Mineral and mining rights excepted.

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

1987 FEB -4 AM 8:59

*James A. Franklin, Jr.*  
JUDGE OF PROBATE

1. Filing Fee	: <u>150.00</u>	
2. Reg. fee	: <u>      </u>	
3. Recording Fee	: <u>5.00</u>	
4. Indexing Fee	: <u>1.00</u>	
TOTAL		: <u>156.00</u>