

1883

Send Tax Notices To:

Eddleman & Associates
510 Bank for Savings Building
Birmingham, Alabama 35203

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Million One Hundred Three Thousand Four Hundred and No/100 Dollars (\$4,103,400.00) in hand paid by Eddleman & Associates, an Alabama general partnership (the "Grantee"), to the undersigned grantor, AmSouth Bank N.A. as Ancillary Trustee for NCB National Bank of North Carolina as Trustee of the Public Employees Retirement System of Ohio (the "Grantor"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in Sections 29, 30 and 31, Township 18 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

125 234
125 234
125 234

From the NE corner of said Section 31 run North 45° 09' 34" West for a distance of 28.13 feet to the point of beginning; thence turn an angle to the left of 134° 41' 36" and run South 20.00 feet from and parallel to the East Boundary of said Section 31 for a distance of 483.74 feet to the Northeast right of way line of Brook Highland Drive; thence turn an angle to the right of 120° 40' 14" and run in a Northwesterly direction along said right of way line for a distance of 883.36 feet to the beginning of a curve to the left, said curve having a central angle of 8° 16' 54" and a radius of 622.96 feet; thence continue along said right of way line along said curve for a distance of 90.04 feet to the beginning of a curve to the right, said curve having a central angle of 85° 07' 51" and a radius of 25.00 feet; thence continue along said right of way line and said curve for a distance of 37.15 feet to the end of said curve and the Southeastern right of way line of

\$4,103,711.00 of the above purchase price was paid from the \$6,000,000.00 mortgage to Jefferson Federal Savings and Loan filed simultaneously herewith.

Carla

Nottingham Drive; thence run in a Northeasterly direction along said right of way line tangent to last curve for a distance of 363.94 feet to the beginning of a curve to the left, said curve having a central angle of $61^{\circ} 14' 45''$ and a radius of 425.14 feet; thence continue along said right of way line along said curve for a distance of 454.45 feet to the end of said curve; thence run in a Northwesterly direction along said right of way line for a distance of 445.22 feet to the beginning of a curve to the right, said curve having a central angle of $33^{\circ} 34' 40''$ and a radius of 447.47 feet; thence continue along said right of way line along said curve for a distance of 262.23 feet to the end of said curve; thence run in a Northwesterly direction along said right of way line for a distance of 286.46 feet to the beginning of a curve to the left, said curve having a central angle of $23^{\circ} 16' 56''$ and a radius of 507.47 feet; thence continue along said right of way line along said curve for a distance of 206.21 feet to the end of said curve; thence run in a Northwesterly direction along said right of way line tangent to last curve for a distance of 237.07 feet to the beginning of a curve to the right, said curve having a central angle of $82^{\circ} 36'$ and a radius of 351.97 feet; thence continue along said right of way line along said curve for a distance of 507.42 feet to the end of said curve; thence run in a Northeasterly direction along said right of way line tangent to last curve for a distance of 607.14 feet to the beginning of a curve to the left, said curve having a central angle of $23^{\circ} 05' 48''$ and a radius of 1462.40 feet; thence continue along said right of way line along said curve for a distance of 589.51 feet to the end of said curve; thence run in a Northeasterly direction along said right of way line tangent to last curve for a distance of 281.47 feet to the beginning of a curve to the right, said curve having a central angle of $22^{\circ} 47' 40''$ and a radius of 788.51 feet; thence continue along said right of way line along said curve for a distance of 313.70 feet to the end of said curve; thence run in a Northeasterly direction along said right of way line tangent to last curve for a distance of 333.22 feet to the beginning of a curve to the right, said curve having a central angle of $86^{\circ} 04' 44''$ and a radius of 709.30 feet; thence continue along said right of way line along said curve for a distance of 1065.63 feet to the end of said curve; thence run in a Southeasterly direction along said right of way line tangent to last curve for a distance of 522.78 feet to the beginning of a curve to the right, said curve having a central angle of $33^{\circ} 38' 54''$ and a radius of 1243.24 feet; thence

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continue along said right of way line along said curve for a distance of 730.12 feet to the end of said curve; thence run in a Southeasterly direction along said right of way line tangent to last curve for a distance of 26.84 feet; thence turn an angle to the right of 48° 11' 12" and run in a Southwesterly direction for a distance of 793.75 feet; thence turn an angle to the left of 38° 58' 57" and run in a Southeasterly direction for a distance of 545.47 feet; thence turn an angle to the right of 28° 30' 06" and run in a Southwesterly direction for a distance of 349.86 feet; thence turn an angle to the left of 25° 54' 52" and run in a Southwesterly direction for a distance of 354.16 feet; thence turn an angle to the left of 19° 36' 18" and run in a Southeasterly direction for a distance of 170.02 feet; thence turn an angle to the right of 19° 42' 11" and run in a Southwesterly direction for a distance of 274.24 feet; thence turn an angle to the right of 21° 39' 21" and run in a Southwesterly direction for a distance of 301.78 feet; thence turn an angle to the right of 25° 19' 52" and run in a Southwesterly direction for a distance of 264.61 feet; thence turn an angle to the left of 4° 50' 23" and continue in a Southwesterly direction for a distance of 185.70 feet; thence turn an angle to the left of 11° 49' 42" and continue in a Southwesterly direction for a distance of 143.26 feet to a point 20.00 feet North of the South Boundary of said Section 29; thence turn an angle to the right of 58° 35' 02" and run West along a line parallel to said South Boundary for a distance of 537.00 feet to the point of beginning.

Subject to:

1. Ad valorem taxes due in the year 1987 which are 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 Deed Book 109 page 500; and Deed Book 134 page 232 in Probate Office of Shelby County;
3. 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 32 page 48 and Deed Book 121 page 294 in Probate Office of Shelby County; and

4. Prescriptive right of way for dirt road, as shown on survey of Laurence Waygand, dated December 29, 1986.

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

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto sets its signature and seal this the 14th day of April, 1987.

AMSOUTH BANK N.A., as Ancillary Trustee for NCBN National Bank of North Carolina as Trustee of the Public Employees Retirement System of Ohio

By: John A. Bostwick
Its Vice President & Estate Planning Officer

STATE OF ALABAMA)
JEFFERSON COUNTY)

*and Estate Planning Officer

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John A. Bostwick, whose name as Vice President of AmSouth Bank N.A., a national association, as Ancillary Trustee for NCBN National Bank of North Carolina as Trustee of the Public Employees Retirement System of Ohio, 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 association acting in its capacity as Ancillary Trustee as aforesaid on the day the same bears date.

Given under my hand and official seal of office this 14th day of April, 1987.

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

1987 APR 15 PM 4:29

Frank C. Lalloway Jr.
Notary Public

My Commission Expires: Oct. 23, 1990

This instrument was prepared by Jack P. Stephenson, Jr.
3000 South Tower, Birmingham, Alabama 35203.

2. Notary Fee
3. Recording Fee 10.00
4. Insuring Fee 1.00
Total 11.00