

536

This instrument was prepared by:

Kathryn S. Carver
Lange, Simpson, Robinson &
Somerville
1700 First Alabama Bank Building
Birmingham, Alabama 35203
(205) 250-5000

Send Tax Notice To:

Freemont, Inc.
501 Heritage Place
Birmingham, AL 35210

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to BROOKLINE FOREST, INC., an Alabama corporation (the "Grantor") in hand paid by FREEMONT, INC., an Alabama corporation (the "Grantee"), the receipt whereof is hereby acknowledged, the Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the real estate situated in Shelby County, Alabama, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

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

AND THE GRANTOR DOES, for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances unless otherwise noted in Exhibit "A" attached hereto; that it has a good right to sell and convey the same as aforesaid; and

* \$86,970.68 of the purchase price was paid by a mortgage closed simultaneously herewith.

BOOK 144 PAGE 744

that it will, and its successors and assigns 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, the said Grantor, BROOKLINE FOREST, INC., an Alabama corporation, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of July, 1987.

ATTEST:

BROOKLINE FOREST, INC., an
Alabama corporation

By: Dorothy P. Thompson
Its Secretary

By: Dorothy P. Thompson
Dorothy P. Thompson
Its President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Dorothy P. Thompson, whose name as President of BROOKLINE FOREST, INC., an Alabama 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, she, 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 29th day of July, 1987.

Karen D. Bradshaw
Notary Public
My commission expires: Nov. 24, 1990

EXHIBIT "A"

Commence at the N.E. corner of the N.E. 1/4 of the S.E. 1/4 of Section 21, Township 20 South, Range 3 West; thence in a westerly direction along said quarter line 596.95'; thence 90° left in a southerly direction, 300.11'; to the Point of Beginning; thence continue south along said line 1901.45'; thence an interior angle right easterly of 95°46'48", 272.44'; thence, an interior angle to the right northeasterly of 119°23'29", 793.75'; thence an interior angle to the right northwesterly of 114°30', 110.00; thence an interior angle to the right northerly of 211°00', 670.00'; thence an interior angle to the right westerly of 90°, 250.00'; thence an interior angle to the right northerly of 270°, 130.00' to the P.C. of a curve to the left with a delta angle of 18°26'34", a radius of 310.69', a chord of 99.58' to the P.C. of a curve with a delta angle of 17°12'04", a radius of 477.75' and a chord of 142.89' to the P.C. of a curve with a delta angle of 88°40', a radius of 407.37', a chord of 569.37' to the Point of Beginning. Said parcel contains 26 Acres more or less.

This description is based on a previous survey by Lawrence D. Weygand and is subject to a field inspection and survey of the property herein conveyed. Grantor shall provide Grantee with a correction deed in the event the field inspection and survey of the property herein conveyed varies in any manner with the above description.

BOOK 144 PAGE 746

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

1987 AUG -7, AM 10:15

Thomas A. Thompson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 3.50
2. Mtg. Tax	—
3. Recording Fee	7.50
4. Indexing Fee	1.00
TOTAL	12.00