

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-6 Rev. 8-70

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

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-eight thousand three hundred thirty-three and 33/100 (\$58,333.33) Dollars plus the execution of purchase money mortgage to the undersigned grantor, Oak Mountain Properties, Inc. in hand paid by Jimmie J. Barnes and Charles K. Acker

~~DOLLARS~~,

a corporation,

the receipt of which is hereby acknowledged, the said

Oak Mountain Properties, Inc.

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

Jimmie J. Barnes and Charles K. Acker

the following described real estate, situated in Shelby County, Alabama.

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein which said Exhibit "A" is signed by grantor herein for the purpose of identification.

Subject to easements, rights-of-way and restrictions of record.

Any mineral, mining and related rights which are not owned by the grantor are excepted from the warranty as to title made herein.

Subject to:

1. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101, page 506 in Probate Office of Shelby County, Alabama.

2. Right-of-way granted to Postal Telegraph by instrument recorded in Deed Book 80, page 37 in said Probate Office.

3. Right-of-way as set out in instrument recorded in Deed Book 103, page 15 in said Probate Office.

4. A 20 foot utility easement as shown by survey of Coulter Engineering Company, dated June 14, 1973, and as set out in instrument recorded in Deed Book 281, page 318 in said Probate Office.

TO HAVE AND TO HOLD, To the said

Jimmie J. Barnes and Charles K. Acker, their

heirs and assigns forever.

And said Oak Mountain Properties, Inc. does for itself, its successors and assigns, covenant with said Jimmie J. Barnes and Charles K. Acker, their

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, 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

Jimmie J. Barnes and Charles K. Acker, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Oak Mountain Properties, Inc.

President, Frank C. Ellis, Jr.

has hereto set its signature and seal, this the 28th

, who is authorized to execute this conveyance, day of August, 19 87.

OAK MOUNTAIN PROPERTIES, INC.

ATTEST:

John Mc Green  
Secretary

By Frank C. Ellis, Jr.  
President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned said State, hereby certify that Frank C. Ellis, Jr. whose name as President of Oak Mountain Properties, Inc.

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 28th day of August, 19 87.

Larry Ellenberg  
Notary Public

Exhibit "A"

TRACT NO. 1-D

Commence at a 3" capped pipe found in place at the Northeast corner of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 6, T-20s, R-2w; thence run Southerly along the East boundary line of said NW $\frac{1}{4}$  Section a distance of 442.27 feet to an iron found in place on the Southeast right-of-way line of Oak Mountain Park Road; thence turn an angle of 53°06'23" right and run South-Westerly along said right-of-way line a distance of 832.0 feet to a point; thence turn an angle of 90°00'00" left and leaving said right-of-way line, run Southeasterly a distance of 610.76 feet to a point; thence turn an angle of 91°52'30" right and run a distance of 625.06 feet to the point of beginning; thence continue along the same line a distance of 636.57 feet to a point on the West boundary line of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section 6; thence turn an angle of 55°04'07" left and run along said West boundary line a distance of 445.69 feet to the SW corner of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ; thence turn an angle of 88°00'01" left and run Easterly along the South boundary line of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$  a distance of 380.75 feet to a point; thence turn an angle of 90°00'00" left and run Northerly a distance of 100.00 feet to a point; thence turn an angle of 90°00'00" right and run Easterly a distance of 100.00 feet to a point; thence turn an angle of 90°00'00" right and run Southerly a distance of 100.00 feet to a point on the South boundary line of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ; thence turn an angle of 90°00'00" left and run Easterly along said boundary line a distance of 851.25 feet to a point at the Southeast corner of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ; thence turn an angle of 91°54'45" left and run Northerly along the East boundary line of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$  a distance of 622.17 feet to a point; thence turn an angle of 38°54'57" right and run Northeasterly a distance of 875.02 feet to a point on the South boundary line of the NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Section 6; thence turn an angle of 53°04'55" right and run Easterly along said South boundary line a distance of 784.16 feet to a point at the Southeast corner of the NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ; thence turn an angle of 91°55'30" left and run Northerly along the East boundary line of said NW $\frac{1}{4}$  of NE $\frac{1}{4}$  a distance of 772.58 feet to a point; thence turn an angle of 88°38'22" left and run Westerly a distance of 438.62 feet to a point; thence turn an angle of 90°00'00" left and run Southerly a distance of 276.10 feet to a point; thence turn an angle of 90°00'00" right and run Westerly a distance of 276.10 feet to a point; thence turn an angle of 90°00'00" right and run Northerly a distance of 276.10 feet to a point; thence turn an angle of 90°00'00" left and run Westerly a distance of 284.85 feet to a point; thence turn an angle of 90°00'00" left and run a distance of 270.00 feet to a point; thence turn an angle of 60°03'15" right and run a distance of 156.71 feet to a point; thence turn an angle of 22°39'59" left and run a distance of 985.67 feet to a point; thence turn an angle of 105°05'29" right and run a distance of 133.88 feet to a point; thence turn an angle of 88°55'52" left and run a distance of 60.01 feet to a point; thence turn an angle of 91°04'08" right and run a distance of 135.00 feet to a point; thence turn an angle of 114°18'42" right and run a distance of 342.03 feet to the point of beginning. Said parcel of land is lying in the NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , SW $\frac{1}{4}$  of NE $\frac{1}{4}$  and NW $\frac{1}{4}$  of NE $\frac{1}{4}$  all in Section 6, T-20s, R-2w and contains 50.32 acres. Situated in Shelby County, Alabama.

Grantor retains a vendor's lien in the amount of \$125,000.00 payable on August 28, 1988, plus interest at 8%.

SIGNED FOR IDENTIFICATION BY GRANTOR:

OAK MOUNTAIN PROPERTIES, INC.

ATTEST:

John W. Green By Frank C. Ellis, Jr.  
Secretary

Frank C. Ellis, Jr., President

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

1987 AUG 28 PM 2:30

Thomas A. Saunders, Jr.  
JUDGE OF PROBATE

1. Deed Tax

2. Mtg. Tax

3. Recording Fee

4. Indexing Fee

TOTAL

\$ 245.00 plus deed

500

400

600

Surty. 148-183