

This Instrument Prepared By: ✓ Robert H. Adams
Najjar, Denaburg, Meyerson,
Zarzaur, Max, Wright & Schwartz
2125 Morris Avenue
Birmingham, Alabama 35203

914

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Four Hundred Forty Thousand Dollars (\$440,000.00) to the undersigned Grantor, Tanglewood Corporation, in hand paid by Olde Towne West Partnership, an Alabama General Partnership, the receipt whereof is acknowledged, the said Tanglewood Corporation does grant, bargain, sell and convey unto the said Olde Towne West Partnership, an Alabama General Partnership, the following described real estate, situated in Shelby County, Alabama, to wit:

The west 1/2 of the SE1/4 of Section 27, Township 20 South, Range 3 West, situated in Shelby County, Alabama, more particularly described as follows:

Begin at an iron pin found at the northwest corner of the northwest quarter of the southeast quarter of said Section 27; run thence in a southerly direction along the west line of said quarter-quarter section for a distance of 2661.03 feet to an iron pin found at the southwest corner of the southwest quarter of the southeast quarter of said Section 27; thence turn an angle to the left of 88°-41'-53" and run in an easterly direction along the south line of said quarter-quarter section for a distance of 1336.92 feet to an iron pin found at the southeast corner of said quarter-quarter section; thence turn an angle to the left of 91°-25'-04" and run in a northerly direction along the east line of said quarter-quarter section for a distance of 2661.89 feet to the northeast corner of the northwest quarter of the southeast quarter of said Section 27; thence turn an angle to the left of 88°-36'-49" and run in a westerly direction along the north line of said quarter-quarter section for a distance of 1331.52 feet to the POINT OF BEGINNING. Said parcel containing 81.49 acres, more or less.

From the above described property, the Grantor does hereby reserve unto itself, its heirs, successors and assigns, a non-exclusive easement for ingress and egress across the above-described property consisting of that portion of the hereinafter described easement which lies in the NW corner of the NW1/4 of the SE1/4 of Section 27, Township 20 South, Range 3 West:

BOOK 150 PAGE 649

An easement being 50 feet in width lying 25 feet to either side of a centerline which is situated in the southwest quarter of the northeast quarter and the northwest quarter of the southeast quarter of Section 27, Township 20 South, Range 3 West, and is more particularly described as follows:

From the northwest corner of the northwest quarter of the southeast quarter of said Section 27 run thence South $86^{\circ}-01'-41''$ East along the north line of said quarter-quarter section for a distance of 832.52 feet to a point on a curve to the right with a radius of 1370.66 feet and a central angle of $3^{\circ}-20'-41''$, said curve being concave to the east; thence run in a northeasterly direction along the arc of said curve for a distance of 80.01 feet to the end of said curve, said arc being situated by a chord of 80.00 feet bearing North $17^{\circ}-47'-56''$ East to the point of beginning of the centerline herein described; thence run North $70^{\circ}-31'-43''$ West and radial to said curve for a distance of 70.00 feet to a curve to the left having a central angle of $15^{\circ}-29'-58''$ and a radius of 367.41 feet; thence run in a northwesterly direction along the arc of said curve for a distance of 99.39 feet to a point; thence run North $86^{\circ}-01'-41''$ West for a distance of 350.00 feet to a point on a curve to the left having a central angle of $33^{\circ}-21'-46''$ and a radius of 333.71 feet; thence run in a northwesterly to southwesterly direction along the arc of said curve for a distance of 194.32 feet to a point; thence run South $60^{\circ}-36'-33''$ West for a distance of 181.37 feet to the west line of the northwest quarter of the southeast quarter, said point being the end of said centerline of said easement.

SUBJECT TO the following:

1. Ad valorem taxes due and payable for the year 1987 and subsequent years.
2. Right of way easement to Colonial Pipeline Company as recorded in Volume 223, Page 437, and Volume 267, Page 834, in the Probate Office of Shelby County, Alabama.
3. Coal, oil, gas and other mineral interests in, to or under the land herein described.
4. Right of way to Southern Natural Gas Company as recorded in Volume 90, page 279 and Volume 90, page 29 in the Probate Office of Shelby County, Alabama.
5. Any and all other easements, restrictions and encumbrances of record.

THE PURCHASE PRICE OF \$440,000.00 RECITED ABOVE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

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

And we do, for ourselves, our heirs, successors and assigns covenant with the said Grantee, their heirs, successors and assigns that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as

aforesaid; that we will and our heirs, successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the said Grantor, Tanglewood Corporation, by Jack D. Harris, its President, who is authorized to execute this conveyance, hereunto set its signature and seal on this the 10th day of Sept., 1987.

ATTEST:

TANGLEWOOD CORPORATION

Rebecca B. Harris

By: Jack D. Harris
Its President

STATE OF ALABAMA)

SHELBY COUNTY)

I, a Notary Public, in and for said County in said State, hereby certify that Jack D. Harris, whose name as President of Tanglewood 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 10th day of Sept., 1987.

Denise Harmon
Notary Public

My Commission Expires: Aug 21, 1990

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

1987 SEP 11 PM 3:22

Thomas A. Snowling Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	_____
2. Mtg. Tax		_____
3. Recording Fee		<u>7.50</u>
4. Indexing Fee		<u>4.00</u>
TOTAL		<u>8.50</u>