

THIS INSTRUMENT WAS PREPARED BY CONWILL & JUSTICE, P.C.
P.O. Box 557
Columbiana, Alabama

CORPORATION FORM WARRANTY DEED

793

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Thousand and no/100----Dollars (\$50,000.00) to the undersigned grantor, SPANISH PRIME, INC., a corporation (herein referred to as the GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto RICHARD ANDERSON and TERRY ARNOLD (herein referred to as GRANTEE), whether one or more, the following described real estate, situated in Shelby County, Alabama:

Lots 5 and 7, according to Thomas Addition to Aldrich, as recorded in Map Book 3, page 52, in the Probate Office;

ALSO, Lot 3, according to Thomas Addition to Aldrich, as recorded in Map Book 3, page 52 in Probate Office, LESS AND EXCEPT that part sold to Judge P. Brackin, Jr. and Ann M. Brackin, as recorded in Deed Book 279, page 228, in Probate Office;

ALSO, the following described real property:

Commence at the Southeast corner of Section 19, Township 22 South, Range 3 West, thence run North 57 degrees 45 minutes West a distance of 522.85 feet to an iron pipe at the point of beginning; thence run North 6 degrees 26 minutes East a distance of 107.15 feet; thence North 5 degrees 12 minutes East for a distance of 385.18 feet; thence run North 4 degrees 53 minutes East for a distance of 605.75 feet to an iron pipe; thence run North 89 degrees 28 minutes West for a distance of 607.32 feet to an iron pipe; thence run North 4 degrees 53 minutes West for a distance of 986.20 feet to a point which is 250 feet South 4 degrees 53 minutes East from an iron pipe on the Southern right of way line of the Montevallo-Aldrich-Boothton road; thence run South 87 degrees 31 minutes West for a distance of 240 feet; thence run North 250 feet to a point on the South margin of the Montevallo-Aldrich Boothton Road; thence run West along the South margin of said road to a point on the West boundary of the East ½ of the SE¼ of said Section 19, Township 22 South, Range 3 West; thence run southward along the West boundary of said E½ of SE¼ to a point 1402.60 feet from the Northwest corner of said E½ of SE¼; thence run South 65 degrees 0 minutes East, a distance of 342.30 feet; thence run South 89 degrees 39 minutes East for 170 feet to an iron pipe; thence run South 26 degrees 6 minutes West for a distance of 91 feet; thence run South 15 degrees 14 minutes East for a distance of 146.52 feet; thence run South 26 degrees 28 minutes East for 158.17 feet; thence run South 30 degrees 43 minutes East for 97.98 feet; thence run South 38 degrees 7 minutes East 121.42 feet; thence run South 32 degrees 30 minutes East for a distance of 207.92 feet; thence run South 29 degrees 29 minutes East for a distance of 157.87 feet to an iron pipe; thence run North 69 degrees 02 minutes East for 11.03 feet to the point of beginning; situated in the E½ of the SE¼ of said Section 19, Township 22 South, Range 3 West; LESS AND EXCEPT that portion conveyed to W.C. Tucker, as more particularly described in Real 11, Page 525, in Probate Office;

\$50,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan, closed simultaneously herewith.

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ALSO, begin at the Northwest corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 20, Township 22 South, Range 3 West, thence run East along the North line of said Quarter-Quarter Section 330.69 feet to the Southeast corner of W $\frac{1}{2}$ of W $\frac{1}{2}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 20; thence turn an angle of 92 deg. 07 min. to the left and run North along East line of W $\frac{1}{2}$ of W $\frac{1}{2}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 20, a distance of 969.57 feet to the South line of a lot known as and called the Joe DeJarnett lot; thence turn an angle of 90 deg. 23 min. to right and run along South line of DeJarnett lot 275.37 feet to the West margin of the Tuscaloosa-Montevallo Road; thence turn an angle of 96 deg. 05 min. to the left and run 353.33 feet to a point on the North line of Section 20, that is 572.37 feet East of the Northwest corner; thence turn an angle of 97 deg. 52 min. to the right and run along the North line of Section 20, a distance of 711.77 feet to a point on the West right of way line of Montevallo-Dogwood Highway, that is 42.62 feet West of the Northeast corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 20; thence turn an angle of 87 deg. 52 min. to the right and run along the West right of way line of the Montevallo-Dogwood Highway a distance of 697.26 feet to right of way Marker P.T. Station 15+47.2; thence turn an angle of 2 deg. 46 min. to the left and run a distance of 162.80 feet to a point on the West right of way of the Montevallo-Dogwood Highway; thence turn an angle of 78 deg. 01 min. to the right and run a distance of 329.64 feet to a point on the Northeast margin of the Tuscaloosa-Montevallo Road; thence turn an angle of 117 deg. 31 min. to the left and along the Northeast margin of the Tuscaloosa-Montevallo road 135.47 feet; thence turn an angle of 3 deg. 20 min. to the left and run along the Northeast margin of the Tuscaloosa Montevallo Road; 364.46 feet to a point on the East line of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 20; thence turn an angle of 45 deg. 41 min. to the right and run along the East line of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 20, a distance of 30 feet to the Southeast corner; thence continue South along the East line of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 20, a distance of 637.64 feet to the North right of way line of Montevallo-Aldrich Highway; thence turn an angle of 92 deg. 03 min. to the right and run along the arc of a curve (whose radius is 1961.96 feet, Delta Angle is 6 deg. 48 min. Tan distance is 116.56, Arc distance 232.85 feet) to the P.T. Station 37+90.3; thence turn an angle of 3 deg. 24 min. to the left and run a distance of 211.60 feet to the P.C. Station 40+01.9; thence turn an angle of 20 deg. 51 min. to the left and run along the Arc of a curve (whose radius is 756.79 feet, Delta Angle is 41 deg. 42 min., Tangent is 288.23 feet, Arc distance 550.79 feet) to the P.T. Station 45+23.1, thence turn an angle of 20 deg. 51 min. to the left and run a distance of 327.30 feet to Station 48+50.5; thence turn an angle of 9 deg. 55 min. to the right and run a distance of 162.90 feet to a point on the North right of way line of Montevallo-Aldrich Highway and the West line of Section 20; thence turn an angle of 122 deg. 58 min. to the right and run along the West line of said Section 20, a distance of 1196.44 feet to the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the point of beginning; being situated in the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 20, Township 22 South, Range 3 West; less and except easement as described in Real 07, page 713, and less and except County public road right of way; All being situated in Shelby County, Alabama.

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

AND THE GRANTOR, does for itself, its successors and assigns, covenant with said GRANTEE, his her or their heirs or assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE, his her or their heirs, executors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, MACK H. JENKINS, who is authorized to execute this conveyance, hereto set its signature and seal, on this the 10th DAY OF DECEMBER, 1987.

SPANISH PRIME, INC.

by

Mack H. Jenkins
Mack H. Jenkins

ATTEST.

Rebecca Blum
Secretary

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MACK H. JENKINS, whose name as President of SPANISH PRIME, 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 10th day of December, 1987.

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

1987 DEC 10 PM 1:38

Thomas A. Snowling, Jr.
JUDGE OF PROBATE

Rhonda Cook
Notary Public

My Commission Expires March 15, 1988

1. Deed Tax	\$	<u> </u>
2. Mtg. Tax		<u> </u>
3. Recording Fee		<u>7.50</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>8.50</u>

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