

7054-K
SEND TAX NOTICES TO:

Heatherwood Forest Development
Company, Ltd.
Suite 307, 3940 Montclair Rd.
Birmingham, AL. 35213

1780

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Six Hundred Six Thousand Eight Hundred Dollars (\$606,800.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, ALBERT F. THOMASSON, a married man, d/b/a Aftco Properties (herein referred to as Grantor) do grant, bargain, sell and convey unto HEATHERWOOD FOREST DEVELOPMENT COMPANY, LTD. (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

BOOK 165 PAGE 179
A tract of land being the SW 1/4 of the SE 1/4 of Section 9 and all that portion of the NE 1/4 of the NW 1/4 of Section 16 lying north of the center of Acton Creek and east of Oak Glen First Sector, M.B. 9 page 104, and all that portion of the NE 1/4 of said section 16 lying northwest of the center of Acton Creek and Northwest of recorded subdivisions, Township 19 South, Range 2 West, Shelby County Alabama more particularly described as follows: Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 9; thence run North 00 degrees 00' 32" East along the west line of said 1/4 1/4 section 1324.91 feet to the NW corner of said 1/4 1/4 section; thence run South 87 degrees 44' 15" east along the north line of said 1/4 1/4 section 1327.27 feet to the northeast corner of said 1/4 1/4 section; thence run south 00 degrees 07' 05" west along the east line of said 1/4 1/4 section 1325.68 feet to the southeast corner of said 1/4 1/4 section; said point also being the northwest corner of the NE 1/4 of the NE 1/4 of Section 16; thence run south 87 degrees 41' 59" East along the north line of last said 1/4 1/4 section 248 feet more or less to the center line of Acton Creek as it is now located; thence run southwestwardly along the center line of the meanderings of said creek to a point on the northerly property line of lot 26 of Brookhaven Sector 2 as recorded in Map Book 11 page 4 in the Probate Office of Shelby County, Alabama, thence run northwestwardly along said property line to the northern most corner of said lot; thence turn 48 degrees 07' 13" left and run southwestwardly along the northerly line of said lot 71.36 feet to the northeasterly corner of lot 25 of said Brookhaven Sector 2; thence turn 21 degrees 02' 58" right and run westwardly 115.73 feet along the north line of last said lot to the most northwardly corner of lot 24 of said Brookhaven Sector 2; thence turn 40 degrees 33' 54" left and run southwestwardly along the north line of last said lot to a point that intersects the center line of aforementioned Acton Creek; thence continue northwestwardly along the meanderings of said creeks center line to a point that is the southern most corner of lot 12 of Oak Glen 1st Sector as recorded in Map Book 9, page 104 in the Probate Office of Shelby County, Alabama; thence run North 02 degrees 20' 57" East along the eastern line of Lots 11 and 12 of said Oak Glen 1st Sector 514 feet more or less to the north line of section

Land Title

16; thence south 87 degrees 40' 03" along last said north line 414.00 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

A right-of-way to Alabama Power Company as recorded in Volume 102 page 53 in the Probate Office of Shelby County, Alabama

Mineral and mining rights and rights incident thereto as recorded in Volume 223 page 274 and Volume 73 page 283 in the said Probate Office

The above-described property is not the homestead of the Grantor or his wife.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators 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, we have hereunto set my hand this 23rd day of December, 1987.

Deed by 60700
Rec 500
Ind 100
61300
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
87 DEC 29 PM 2:35

Albert F. Thomasson
ALBERT F. THOMASSON
d/b/a Aftco Properties

STATE OF ALABAMA
NOTARY PUBLIC
JEFFERSON COUNTY

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALBERT F. THOMASSON, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of such conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of December, 1987.

Melissa J. Cox
NOTARY PUBLIC

My Commission Expires: 12/7/91

This instrument was prepared by Thomas A. Ritchie, whose address is 312 North 23rd Street, Birmingham, Alabama 35203.