

1998

6882-K2

SEND TAX NOTICE TO:

Oak Glen Partnership II

3113 Renfro Road
Birmingham, AL 35216

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

Know all men by these presents, that in consideration of Eighty-five Thousand Two Hundred Sixty and 00/100 Dollars (\$85,260.00) paid to the undersigned Albert F. Thomasson, individually, a married man, and d/b/a AFTCO Properties (the "Grantor"), by Oak Glen Partnership II (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the NW 1/4 of Section 16,
Township 19 South, Range 2 West Shelby
County, Alabama, being more
particularly described as follows:

Beginning at the most Southerly corner of Lot 36, Oak Glen Second Sector, as recorded in the Office of the Judge of Probate Shelby County, Alabama, in Map Book 9, page 154, run in a Northeasterly direction along the southeast line of said lot 36 for a distance of 197.01 feet to an existing iron pin; thence turn an angle to the left of 46 degrees 53' and run in Northerly direction for a distance of 30.00 feet to an existing iron pin being on the southeast right of way line of Oak Glen Trace; thence turn an angle to the right (90 degrees to tangent) and run in a Northeasterly and Northerly direction along the arc of a curve (said curve being concave in a

\$85,260.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Land Title

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Northwesterly direction and having a radius of 66.00 feet and a central angle of 61 degrees 11' 38") for a distance of 70.49 feet to a point of reverse curve; said second curve having a central angle of 52 degrees 49' and a radius of 25.00 feet, thence run in a northerly and northeasterly direction for a distance of 23.05 feet to the end of said curve; thence run in a northeasterly direction along said Southeast right of way line for a distance of 10.00 feet to a point of curve; said curve being concave in a northwesterly direction and having a central angle of 27 degrees 42' and a radius of 205.00 feet, thence run in a northeasterly direction for a distance of 99.10 feet to an existing iron pin being the most Westerly corner of Lot 18, Oak Glen Second Sector; thence turn an angle to the right (90 degrees to tangent) and run in a Southeasterly direction along the southwest line of said lot 18 for a distance of 200.00 feet to an existing iron pin; thence turn an angle to the left of 81 degrees 19' and run in a northeasterly direction for a distance of 236.72 feet; thence turn an angle to the right of 24 degrees 41' and run in a Northeasterly direction for a distance of 98.35 feet more or less to the center of Acton Creek; thence turn an angle to the right and run along the meandering center line of Acton Creek for a distance of 1,660 feet more or less to a point of intersection with the east line of Indian Valley Road; thence turn an angle to the right and run in a northerly direction along said East right of way line in a northeasterly direction along the southeast right of way line of Winnebago Drive for a total distance of 3469.20 feet more or less to an existing iron pin being at the end of the dedicated right of way of said Winnebago Drive as shown on the record plat of said Indian Valley Sixth Sector and also being 60.00 feet southeast of

3.

the point of beginning; thence turn an angle to the left of 90 degrees and run in a northwesterly direction for a distance of 60.00 feet to the point of beginning.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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


This conveyance is subject to:

1. Mineral and mining rights and rights incident thereto as recorded in Volume 223, page 274 and Volume 73, page 283 in said Probate Office.
2. Ad valorem taxes for the 1988 tax year and all subsequent years.
3. Right of way to Alabama Power Company as recorded in Volume 102, page 53 in said Probate Office.

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

And I do for myself and for my heirs, executors, and administrators covenant with the Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 22nd day of December, 1987.


ALBERT F. THOMASSON,
individually and d/b/a AFTCO
Properties

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4.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert F. Thomasson, individually and d/b/a AFTCO Properties, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of December, 1987.

Kay K. Bains

Notary Public

My Commission expires: 10/10/88

TITLE NOT EXAMINED BY THE PREPARER

This instrument prepared by:

Kay K. Bains
Cabaniss, Johnston, Gardner,
Dumas & O'Neal
1900 First National-Southern
Natural Building
Birmingham, Alabama 35203
(205) 252-8800

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

87 DEC 31 AM 9:50

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$

2. Mig. Tax

3. Recording Fee 10.00

4. Indexing Fee 1.00

TOTAL

11.00