

This instrument prepared by:
Robert C. Barnett, Attorney at Law
1600 City Federal Building
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the distribution of partnership property and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, Development Properties, an Alabama General Partnership (hereinafter referred to as grantor) grants, bargains, sells, and conveys to Robert C. Barnett (herein referred to as grantee), the following described real estate, situated in Jefferson and Shelby County, Alabama, to-wit:

FOR LEGAL DESCRIPTION, SEE EXHIBIT A WHICH IS SPECIFICALLY MADE A PART HEREOF.

TO HAVE AND TO HOLD to the above described property unto the said party of the second part, his heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, his heirs and 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 heirs, executors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Development Properties, an Alabama General Partnership, by its Partner, Robert C. Barnett, who is authorized to execute this conveyance, has hereto set its signature and seal this 4th day of March, 1988.

ATTEST:

DEVELOPMENT PROPERTIES, AN
ALABAMA GENERAL PARTNERSHIP

WITNESS

By

Robert C. Barnett,
Partner

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert C. Barnett, whose name as General Partner of Development Properties, an Alabama General Partnership, 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 said conveyance, he as such Partner and with full

✓ Barnett Dingle

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authority, executed the same voluntarily for and as the act
of said corporation.

Given under my hand and official seal this 4th day
of March, 1988.

Shirley A. Townsend
NOTARY PUBLIC

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EXHIBIT A

PROPERTY SITUATED IN JEFFERSON AND SHELBY COUNTY, ALABAMA.

part of the South
 1/4 of Section 17, Township 19 South, Range 2 West and also part of the North
 1/4 of Section 17, Township 19 South, Range 2 West more particularly described
 as follows: Commence at the NE Corner of the NW 1/4 of the NE 1/4 of Section 17,
 Township 19 South, Range 2 West; thence run west along the north line of said
 1/4 section a distance of 912.03 feet to the point of beginning; thence turn
 43°50'02" right and run northwesterly a distance of 894.30 feet to the center-
 line of the Cahaba River; thence turn 43°07'02" left and run westerly along
 said centerline a distance of 367.33 feet; thence turn 46°34'58" left and run
 southwesterly along said centerline a distance of 227.70 feet; thence turn
 46°15'18" left and run southerly along said centerline a distance of 147.97 feet;
 thence turn 25°39'20" left and run southeasterly along said centerline a dis-
 tance of 200.56 feet; thence turn 42°11'56" right and run southwesterly a
 distance of 204.70 feet; thence turn 33°07'03" right and run southwesterly
 along said centerline a distance of 422.54 feet; thence turn 1°20'13" left
 and run southwesterly along said centerline a distance of 155.15 feet; thence
 turn 1°14'10" right and run southwesterly along said centerline a distance
 of 45.77 feet; thence turn 74°52'59" left and run southeasterly and leaving
 said centerline a distance of 505.52 feet; thence turn 8°20'11" left and run
 southeasterly a distance of 49.34 feet; thence turn 55°34'05" left and run
 150.30 feet to a point on a curve; said curve to the right and having a cen-
 tral angle of 34°48'35" and a radius of 50.0 feet; thence turn 12°05'25" left
 to the tangent of said curve thence run an arc distance along said curve a
 distance of 30.38 feet to a point of reverse curve to the left having a cen-
 tral angle of 42.50 feet and a radius of 25.00 feet; thence run easterly
 along the arc of said curve a distance of 18.69 feet to the point of tangent;
 thence run northeasterly along said tangent line a distance of 73.55 feet;
 thence turn 81°23'15" left and run northwesterly a distance of 207.16 feet;
 thence turn 86°23'15" right and run northeasterly a distance of 240.00 feet;
 thence turn 21°30' right and run easterly a distance of 240.00 feet; thence
 turn 57°00' left and run northeasterly a distance of 310.0 feet; thence turn
 17°17'16" right and run northeasterly a distance of 596.93 feet; thence turn
 99°20'11" left and run northwesterly a distance of 98.79 feet to the point
 of beginning. Said tract containing 30.32 acres more or less.

ALSO- INGRESS AND EGRESS

Commence at the Southwest Corner of the NE 1/4 of the NW 1/4 of Section 17, Town-
 ship 19 South, Range 2 West; thence from west line of said 1/4 section turn
 an interior angle of 51°06'23" right and run northeasterly a distance of
 570.73 feet to the point of beginning of a 25.0 foot Ingress and Egress
 easement, said point being the centerline of said easement; thence turn 87°
 43'03" left and run northwesterly a distance of 49.34 feet; thence turn
 8°20'11" right and run northwesterly a distance of 433.30 feet to the point
 of ending.

LESS AND EXCEPT- A part of the NW 1/4 of the NE 1/4 of Section 17, Township 19
 South, Range 2 West more particularly described as follows: Commence at the
 NE Corner of the NW 1/4 of the NE 1/4 of said Section 17; thence run west along
 the north line of said 1/4 section for a distance of 912.03 feet to the
 point of beginning of a 20 foot easement; being 10 foot on either side
 of the following described line; thence turn 41°04'07" left and run south-
 westerly for a distance of 312.36 feet to the end of said easement.

LESS AND EXCEPT- A part of the NW 1/4 of the NE 1/4 and a part of the NE 1/4 of the
 NW 1/4 of Section 17, Township 19 South, Range 2 West, and a part of the SE 1/4
 of the SW 1/4 of Section 8, Township 19 South, Range 2 West more particularly
 described as follows: Commence at the NE Corner of the NW 1/4 of the NE 1/4 of
 Section 17, Township 19 South, Range 2 West; thence run west along the north
 line of said 1/4 section for a distance of 912.03 feet; thence turn 52°14'14"
 left and run southwesterly for a distance of 363.21 feet to the point of
 beginning of a 20 foot Sanitary Sewer Easement, said point being the center-
 line of said 20 foot easement and being 10 foot on either side of the following
 described centerline; thence turn 133°10'20" right and run northwesterly along
 said centerline of said easement for a distance of 82.96 feet; thence turn
 55°30' left and run northwesterly along said centerline for a distance of
 175.0 feet; thence turn 51°52'30" left and run southwesterly along said
 centerline for a distance of 189.0 feet; thence turn 13°37'36" right and
 run southwesterly along centerline of said easement for a distance of 88.39
 feet; thence turn 61°16'22" right and run northwesterly along centerline of
 said easement for a distance of 111.68 feet; thence turn 52°03'10" right and
 run northeasterly for a distance of 189.21 feet; thence turn 25°16'51" right
 and run northeasterly along said centerline of said easement for a distance
 of 360.39 feet; thence turn 16°03'51" left and run northeasterly along the
 centerline of said easement for a distance of 103.14 feet to the end of said
 easement.

STATE OF ALABAMA
 I CERTIFY THIS
 INSTRUMENT WAS FILED

88 MAR -9 PM 5:20

deed to 2400
 Rec. 750
 Ind. 100
 32.5

ck