

This instrument was prepared by

1389

This Form furnished by:

(Name) Ken Mitchell Builders, Inc.

(Address) P. O. Box 74

Pelham, AL 35124

Warranty Deed



Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company



STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

500⁰⁰

That in consideration of Ten Dollars and no/100---and other good and valuable DOLLARS,
consideration
to the undersigned grantor, Cardinal Development, Inc. a corporation

(herein referred to as 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
Ken Mitchell Builders, Inc.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County

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A parcel of land situated in a portion of the $N\frac{1}{4}$ of the $S\frac{1}{4}$ of Sec. 12, Township 20 S, Range 3 West, Shelby County, Alabama being more particularly described as follows: From the SE corner of the $NE\frac{1}{4}$ of $SE\frac{1}{4}$ of said Sec. 12, the point of beginning of the herein described tract; run Northerly along the East line of said $\frac{1}{4}-\frac{1}{4}$ 1,305.51 feet to a 1-inch crimp iron, the NE corner; thence Westerly along the south line of Little Ridge Estates first and second sector on the north deflecting 89 deg. 31' left 820.20 feet to a 1-inch crimp iron, the SW corner of Lot 15 and on South right of way line of Ridge Drive; Thence Westerly along said right of way line along a arc of a curve to the right having a central angle of 57 deg. 58' a radius of 165.31 feet, deflecting 45 deg. 32' left to the tangent, for a curve distance of 167.25 feet to a $\frac{1}{2}$ -inch iron, the point of tangent; thence continue Westerly 64.86 feet to a $\frac{1}{2}$ -inch iron, the point of curve to the left, having a central angle of 28 deg. 48', a radius of 279.13 feet for a curve distance of 140.31 feet to a $\frac{1}{2}$ -inch iron, the point of tangent; thence continue Westerly 11.61 feet to a $\frac{1}{2}$ -inch iron, the point of curve to the left, having a central angle of 27 deg. 54', a radius of 131.03 feet, for a curve distance of 63.80 feet to a $\frac{1}{2}$ -inch iron, the point of tangent; thence Southwesterly along said right of way line 288.75 feet to a $\frac{1}{2}$ -inch iron, the point of curve to the right; having a central angle of 53 deg. 3', a radius of 410.72 feet, for a curve distance of 380.28 feet to a $\frac{1}{2}$ -inch iron, the point of tangent; thence Northwesternly along said right of way line 565.87 feet to a $\frac{1}{2}$ -inch iron re-bar on the East right of way line of U.S. Highway 31; thence Southwesterly along said right of way deflecting 73 deg. 5' left 1,142.03 feet to a $\frac{1}{2}$ -inch iron re-bar the NW corner of Honeycutt property on the South; thence Easterly along the line of Honeycutt property on the South, deflecting 115 deg. 45' left 265.43 feet to a $\frac{1}{2}$ -inch iron pipe, the SW corner of the $NW\frac{1}{4}$ of $SE\frac{1}{4}$, Section 12; thence continue Easterly along the South line of said $\frac{1}{4}-\frac{1}{4}$, deflecting 0 deg. 2' left 1,301.74 feet to a 2-inch iron pipe, the SW Corner of the $NE\frac{1}{4}$ of $SE\frac{1}{4}$, Section 12; thence continue Easterly along the South line of said $\frac{1}{4}-\frac{1}{4}$, deflecting 0 deg. 55' left 1,296.22 feet to a 1-inch re-bar the point of beginning, containing 69.1 acres, according to survey of Narve Butler, Registered Land Surveyor, Dated June 10, 1986

LESS AND EXCEPT MINERAL RIGHTS NOT OWNED BY GRANTORS, and subject to easements, rights of way, and restrictions of record, and subject also to Purchase Money Mortgage in the amount of TEN DOLLARS and no/100 (\$10.00)

As part of the Consideration set out hereinabove, Grantee agrees to assume and hold harmless the Grantor from the terms, conditions, and outstanding balance on that certain mortgage to First National Bank of Columbiana (#91-800064) and recorded in Book 087, Page 939, County of SHELBY. And certain mortgage to Robert E. Lee, Mary Nell Littlefield and Louella L. Honeycutt as recorded in Book 087, Page 938, County of SHELBY.

The above described property constitutes no part of the homestead of any of the Grantors or their spouses. TO HAVE AND TO HOLD, TO THE SAID Grantee, his or her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our heirs, executors, and administrators) covenant with the said GRANTEES, their heirs and assigns, that I (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (ours) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 18th day of May, 1988.

Jim McBrayer (SEAL)

my comm exp. (SEAL)
2-18-89

Cardinal Development Inc. (SEAL)

Ken Mitchell, Pres. (SEAL)

STATE OF ALABAMA

Shelby COUNTY

GENERAL ACKNOWLEDGMENT

I, Jim M. Brayer, a Notary Public in and for said County, in said State, hereby certify that Ken Mitchell, whose name(s) is signed individually and as President of CARDINAL DEVELOPMENT, INC., 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 same day bears date.

Given under my hand and official seal, this 18th DAY OF May, 1988.

Jim M. Brayer
NOTARY PUBLIC

2-18-89
MY COMMISSION EXPIRES ON

BOOK 185 PAGE 148

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 MAY 19 AM 8:10

Thomas A. Brainerd, Jr.
JUDGE OF PROBATE

1. Deed Tax	<u>.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.50</u>