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THIS DOCUMENT PREPARED BY:  
Robert C. Walthall  
1400 Park Place Tower  
Birmingham, Alabama 35203

STATE OF ALABAMA }  
COUNTY OF SHELBY }

WARRANTY DEED

Simple.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE HUNDRED Dollars (\$100) in hand paid by MANER COMPANIES, INC., an Alabama corporation (hereinafter referred to as "Grantee"), to the undersigned, WOODBROOK APARTMENTS, LTD., an Alabama limited partnership (hereinafter referred to as "Grantor"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama:

LEGAL DESCRIPTION ATTACHED HERETO AND  
MADE A PART HEREOF AS EXHIBIT A

Such land is conveyed subject to the following:

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1. Ad valorem taxes due and payable October 1, 1989.
2. Right of way in favor of Alabama Power Company recorded in Book 101, page 83, and Deed Book 295, page 619.
3. Right of way in favor of Shelby County, Alabama for public road recorded in Deed Book 124, page 259.
4. Mineral and mining rights and all rights incident thereto.

AND SAID GRANTOR does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all

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encumbrances unless otherwise noted above, 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 said Grantee, its successors and assigns forever, against the lawful claims of all persons.

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

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed by its duly authorized General Partner on this 4<sup>th</sup> day of November, 1988.

WOODBROOK APARTMENTS, LTD.

By: Shelby Development Company  
Its General Partner

By

William C. Hulsey  
A General Partner

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, Supri V. Hoster, a Notary Public in and for said County, in said State, hereby certify that William C. Hulsey, whose name as a General Partner of Shelby Development Company, an Alabama General Partnership and General Partner of Woodbrook Apartments, Ltd., an Alabama limited 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 conveyance, he, as such General Partner of said General Partnership and with full authority, executed the same voluntarily for and as the act of said General Partnership acting in its capacity as General Partner of said limited partnership.

November, 1988. GIVEN under my hand and official seal, this the 4<sup>th</sup> day of

Supri V. Hoster and Supri V. Stamps  
Notary Public

My Commission Expires: 12.12.88

[SEAL]

# EXHIBIT "A"

Commence at the Northwest corner of the Southwest one-quarter of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama; thence run in an Easterly direction along the North line of the Southwest one-quarter of Section 11 for a distance of 1235.17 feet; thence turn an angle to the right of 90 degrees 00 minutes and run in a Southerly direction for a distance of 466.53 feet; thence turn an angle to the left of 90 degrees 57 minutes 47 seconds and run in an Easterly direction for a distance of 773.61 feet; thence turn an angle to the right of 103 degrees 49 minutes 54 seconds and run in a Southwesterly direction for a distance of 55.56 feet to the point of beginning, from the point of beginning thus obtained thence continue in a Southwesterly direction along last described course for a distance of 125.00 feet; thence turn an angle to the left of 89 degrees 45 minutes 26 seconds and run in a Southeasterly direction for a distance of 189.46 feet to the point of commencement of a curve to the left, having a central angle of 91 degrees 07 minutes 08 seconds and a radius of 25.00 feet; thence run along the arc of said curve in a Southeasterly, Easterly and Northeasterly direction for a distance of 39.76 feet to a point on the Northwest right-of-way of Alabama Hwy #119; thence turn an interior angle to the left of 44 degrees 08 minutes 41 seconds from the chord of last described course to the chord of the following described course, said course being situated on a curve to the right, having a central angle of 3 degrees 47 minutes and a radius of 2753.73 feet; thence run in a Southwesterly direction along the arc of said curve and the Northwesterly right-of-way line of Hwy #119 for a distance of 181.83 feet; thence run in a Southwesterly direction along the tangent extended to said curve and the Northwesterly right-of-way line of Hwy #119 for a distance of 12.80 feet; thence turn an angle to the right of 87 degrees 34 minutes 11 seconds and run in a Northwesterly direction for a distance of 212.31 feet; thence turn an angle to the left of 90 degrees and run in a Southwesterly direction for a distance of 137.33 feet; thence turn an angle to the right of 103 degrees 00 minutes 35 seconds and run in a Northwesterly direction along the centerline of Buck Creek for a distance of 70.23 feet; thence turn an angle to the left of 16 degrees 55 minutes 51 seconds and run in a Northwesterly direction along the centerline of Buck Creek for a distance of 103.32 feet; thence turn an angle to the right of 73 degrees 55 minutes 17 seconds and run in a Northeasterly direction for a distance of 212.94 feet; thence turn an angle to the right of 63 degrees 40 minutes and run in a Northeasterly direction for a distance of 85.00 feet; thence turn an angle to the left of 63 degrees 40 minutes and run in a Northeasterly direction for a distance of 115.00 feet; thence turn an angle to the right of 90 degrees and run in a Southeasterly direction for a distance of 82.00 feet to the point of beginning.

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

88 NOV -8 AM 9:04

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Court Fee	\$
2. Notary Fee	
3. Recording Fee	7.50
4. Indexing Fee	1.00
TOTAL	8.50