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STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Forty-Five Thousand Five Hundred and No/100 Dollars (\$45,500.00) to CRESTWOOD HOMES, INC., an Alabama corporation (herein called the "Grantor"), in hand paid by WILLIAM R. TURNER AND DR. RUSSELL TURNER, an Alabama general partnership (herein called the "Grantee"), the receipt and sufficiency of which are 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:

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Part of the NW 1/4 of NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Southwest corner of said NW 1/4 of NE 1/4, run in an easterly direction along the south line of said 1/4-1/4 section for a distance of 627.74 feet; thence turn an angle to the left of 89°58'40" and run in a northerly direction for a distance of 130.10 feet; thence turn an angle to the right of 90°00'26" and run in an easterly direction for a distance of 318.04 feet; thence turn an angle to the left of 64°07'50" and run in a northeasterly direction for a distance of 169.26 feet; thence turn an angle to the left of 90°00'44" and run in a northwesterly direction for a distance of 210.67 feet; thence turn an angle to the right of 103°47'50" and run in a northeasterly direction for a distance of 128.72 feet; thence turn an angle to the left of 26°29'04" and run in a northerly direction for a distance of 181.48 feet, more or less, to an existing iron pin, being on the southwest right-of-way line of Chandalar Drive; said southwest right-of-way line being on a curve, said curve being concave in a northeasterly direction and having a radius of 230.57 feet; thence turn an angle to the left (51°19'47" to chord) and run along the arc of said curve for a chord distance of 50.00 feet to an existing iron pin, being the point of beginning; thence continue in a northwesterly direction along the curved southwesterly right-of-way line of said Chandalar Drive (Deflection = 10°24'08", chord = 83.26 feet, said chord line being obtained by turning an angle to the right from last mentioned chord line with a deflection angle of 16°37'37") for an arc distance of 83.72 feet to the point of ending of said curve; thence run in a northerly direction along a tangent line to end of said curve for a distance of 64.22 feet to a point of second curve; said second curve being concave in a southerly direction, having a radius of 25.0 feet and a central angle of 104°08'47"; thence run in a northerly, northwesterly, westerly and southwesterly direction along the arc of said curve for a distance of 45.44 feet to a point of ending of said curve and a point of beginning of a third curve; said third curve being concave on a southeasterly direction, having a radius of 161.01 feet and a central

The entire consideration was paid from mortgage
filed simultaneously.

Leitman, Siegal

angle of 43°21'39"; thence run in a southwesterly direction along the arc of said curve for a distance of 121.85 feet to a point of ending of said curve; thence turn an angle to the right of 90°00' from the tangent to said curve, and run in a northwesterly direction for a distance of 6.0 feet; thence turn an angle to the left of 90°00' and run in a southwesterly direction for a distance of 54.88 feet; thence turn an angle to the left of 88°17'34" and run in a southeasterly direction for a distance of 178.48 feet; thence turn an angle to the left of 89°36'08" and run in a northeasterly direction for a distance of 51.88 feet, more or less, to the point of beginning, containing 22,000 square feet, more or less.

TO HAVE AND TO HOLD, unto the Grantee, its heirs, personal representatives, successors, and assigns forever, SUBJECT TO (i) liens for ad valorem taxes due October 1, 1989 and thereafter; and (ii) right-of-way granted Alabama Power Company as recorded in Deed Book 101, Page 512, Deed Book 223, Page 357, Deed Book 179, Page 375 and Deed Book 264, Page 28 in the Office of the Judge of Probate of Shelby County, Alabama.

And the Grantor for itself, and its successors and assigns, covenant with the Grantee, its heirs, personal representatives, successors, and assigns, that it is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances except as aforesaid, 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 unto the Grantee, its heirs, personal representatives, successors, and assigns, forever against the lawful claims of all persons except those claiming under the aforesaid encumbrances.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name and on its behalf by its duly authorized officer, this 7th day of December, 1988.

CRESTWOOD HOMES, INC.

By: 
Its President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that B. J. Jackson, whose name as President of Crestwood Homes, Inc., an Alabama corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 7th day of December, 1988.

Carol Cofer Cone
Notary Public

My Commission Expires: 12/16/91

This instrument prepared by:

Mr. Jackson M. Payne
Leltman, Siegal, Payne & Campbell, P.C.
425 First Alabama Bank Building
Birmingham, Alabama 35203
(205) 251-5900

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STATE OF ALA. SHALL BE
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC -8 PM 2: 50

Thomas A. Swannick, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	<u>—</u>
2. Mtg. Tax		<u>—</u>
3. Recording Fee		<u>750</u>
4. Indexing Fee		<u>100</u>
TOTAL		<u>850</u>