

This instrument prepared by
Frank Dominick
2121 Highland Ave., So.
Birmingham, Alabama 35205

1437

CORPORATE WARRANTY DEED

730000

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS: That,

JEFFERSON COUNTY)

For a good and valuable consideration to the undersigned grantor, BIRMINGHAM FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 TWIN OAKS DEVELOPMENT CORPORATION, INC., (herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, to-wit:

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PARCEL I: From the northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, run west along the north boundary line of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West for 483.67 feet; thence turn an angle of 92° 17 $\frac{1}{2}$ ' to the left and run southerly 1023.24 feet to the point of beginning of the land herein described; thence continue southerly along the same line for 804.95 feet; thence turn an angle of 34° 18 $\frac{1}{2}$ ' to the left and run southeasterly for 703.08 feet; thence turn an angle of 10° 15 $\frac{1}{2}$ ' to the right and run southeasterly for 523.14 feet, more or less, to a point on the north right of way line of Cahaba Valley Road; thence turn an angle of 97° 55' to the left and run northeasterly along the north right of way line of the said Cahaba Valley Road for 217.49 feet; thence turn an angle of 82° 26' to the left and run northwesterly for 2020.0 feet, more or less, to the point of beginning; this land being a part of the W $\frac{1}{2}$ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama.

PARCEL II: From the northeast corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, run west along the north boundary line of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West for 483.67 feet; thence turn an angle of 92° 17 $\frac{1}{2}$ ' to the left and run southerly for 598.80 feet to the point of beginning of the land herein described; thence continue southerly along the same line for 424.44 feet; thence turn an angle of 24° 24' to the left and run southeasterly for 2020.0 feet, more or less, to a point on the north right of way line of Cahaba Valley Road; thence turn an angle of 97° 34' to the left and run northeasterly along the north right of way line of the said Cahaba Valley Road for 217.49 feet; thence turn an angle of 83° 22' to the left and run northwesterly for 2383.26 feet, more or less, to the point of beginning; this land being a part of the W $\frac{1}{2}$ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama.

PARCEL III The following is a description of the above platted parcel, located in the W $\frac{1}{2}$ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama: Commen-

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511 So. 20th St.
Birmingham, Al.

cing at the northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, run west along the north boundary of Section 28 for 483.67 feet; thence turn an angle of 92° 17' 30" to the left and run southerly 88.10 feet to the point of beginning of the land herein described; thence continue southerly along the same line for 505.91 feet; thence turn an angle of 25° 10' 38" to the left and run southeasterly for 1757.40 feet; thence turn an angle of 90° 11' 08" to the left and run northeasterly for 217.72 feet; thence turn an angle of 89° 52' 44" to the left and run northwesterly for 2214.54 feet to the point of beginning. This land being a part of the W $\frac{1}{2}$ of Section 28, Township 19 South, Range 2 West.

TO HAVE AND TO HOLD unto the said TWIN OAKS DEVELOPMENT CORPORATION, INC., its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as mentioned above and except current ad valorem taxes which grantee assumes; 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said BIRMINGHAM FEDERAL SAVINGS AND LOAN ASSOCIATION has hereunto set its signature and seal by Albert C. Hultquist, its President, who is duly authorized thereto, on this the 22nd day of March, 1989.

ATTEST:

BIRMINGHAM FEDERAL SAVINGS AND LOAN ASSOCIATION

Mildred M. Son
Executive Vice President and
Secretary

By,

Albert C. Hultquist
Its President

STATE OF ALABAMA
JEFFERSON COUNTY

1. Deed Tax \$ 730.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 736.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert C. Hultquist, whose name as President of BIRMINGHAM FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument 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 the 22nd day of March, 1989.

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

Erma H. Smith
Notary Public

T7/6

89 MAR 22 PM 12:00

James H. Harrison, Jr.
JUDGE OF PROBATE