

55321

64

TOTAL VALUE \$228,869
SHELBY COUNTY = \$208,471
JEFFERSON COUNTY = \$20,398

THIS INSTRUMENT WAS PREPARED BY: Parkey D. Jordan, Burr & Forman
3000 SouthTrust Tower, Birmingham, Alabama 35203

STATE OF ALABAMA)
COUNTIES OF SHELBY)
and JEFFERSON)

3603 ME 599

DEED

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the receipt and sufficiency of which are acknowledged by the parties hereto, the undersigned, 2154 TRADING CORPORATION, a New York corporation (the "GRANTOR"), does hereby grant, bargain, sell and convey unto Inverness Point Homeowner's Association, Inc., an Alabama nonprofit corporation (the "GRANTEE"), the following described real estate situated in Shelby and Jefferson Counties, Alabama, to-wit:

All common areas designated on the Plat of Inverness Point - Phase One, a subdivision, as recorded in Map Book 13, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama; and

All common areas designated on the Plat of Inverness Point - Phase Two, a subdivision, as recorded in Map Book 159, Page 30, in the Office of the Judge of Probate of Jefferson County, Alabama and in Map Book 13, page 19 in the Office of the Judge of Probate of Shelby County, Alabama; and

All common areas designated on the Plat of Inverness Point - Phase Three, a subdivision, as recorded originally in Map Book 159, Page 31, and as amended in Map Book 159, Page 48, in the Office of the Judge of Probate of Jefferson County, Alabama.

The common areas conveyed pursuant to this deed are more specifically described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance is subject to the following:

1. All taxes for the year 199 and subsequent years not yet due and payable.
2. All easements of record.
3. Applicable zoning ordinances.

Nina Fien
TAYLOR & MATHIS OF ALABAMA, INC.
Inverness
P.O. Box 43248
Birmingham, Alabama 35242

Burr & Forman
3000 SouthTrust Tower
Birmingham, Ala. 35203

BOOK 245 PAGE 118

4. The covenants and restrictions set forth in the Declaration of Protective Covenants of Inverness Point, a Residential Subdivision, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, Real Book 209 at page 890, as supplemented in Real Book 221 at page 275, and as recorded in the Office of the Judge of Probate of Jefferson County, Alabama, Real Volume 3524 at page 901, as supplemented in Real Volume 3524 at page 957.

This Conveyance is made with the express reservation and condition that the GRANTEE, its successors, assigns, contractors, permittees, licensees, and lessees, hereby release and forever discharge GRANTOR, its successors and assigns, from any and all liability, claims, and causes of action, whether arising at law (by contract or in tort) or in equity, because of any past or future mining or exercise of any right to use the minerals on the property described herein or because of any past or future subsidence, if any, of the land and/or minerals conveyed hereby, and any and all damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over lands herein conveyed, as the case may be, by reason of any exercise of any past mining and removal of minerals from the lands herein conveyed and/or mining and removal of minerals from the land herein conveyed and/or adjacent and nearby lands, or for any soil, subsoil or other conditions. Grantee acknowledges that it has been informed and understands that the Property may contain underground mines and tunnels and Grantee has made its own independent inspections and investigations of the hereinabove described land and accepts this deed in reliance upon such inspections and investigations thereof.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this Deed to be duly executed by its Vice President on this 17th day of April, 1989.

4154 TRADING CORPORATION

By: Victor W. Turner

Vice President

3603 MAR 68 1

Georgia
STATE OF ~~MISSISSIPPI~~)
COUNTY OF ~~SHREVE~~)
De Kalb

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victor W. Tamm, whose name as Vice President of 2154 Trading Corporation, a New York corporation, is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing deed, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 17th day of April, 1989.

Samuel R. Namm
Notary Public

My Commission Expires: _____

Notary Public, Georgia State at Large
My Commission Expires Feb. 8, 1990

BOOK 245 PAGE 120

Exhibit A

3603 MM 602

STATE OF ALABAMA
COUNTIES OF JEFFERSON AND SHELBY

I, David L. Waldrap, a Registered Land Surveyor in the State of Alabama, hereby certify that the foregoing is a true and correct map and plat of the common areas within Inverness Point subdivision, situated in Section 35, Township 18 South, Range 2 West and Section 2, Township 19 South, Range 2 West, Jefferson and Shelby Counties and being more particularly described as follows:

COMMON AREA A:

Situated in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama.

Begin at the Southwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 2 and run North along the West line of same 30.0 feet; thence right $84^{\circ}18'42''$ and run Northeasterly along the South line of Lot 1, Block 3 of Inverness Point Phase II 180.37 feet to a point on curve on the Westerly right-of-way of Inverness Point Drive, said curve having a radius of 459.66 feet and a central angle of $56^{\circ}15'35''$; thence right $90^{\circ}00'00''$ to the tangent of said point on curve and run Southeasterly along said right-of-way and arc of curve 451.35 feet to the point of tangent; thence continue Southeasterly along said right-of-way 115.50 feet to the point of curve of a curve to the right having a radius of 505.30 feet and a central angle of $6^{\circ}24'57''$; thence run Southeasterly along said right-of-way and arc of curve 56.58 feet to a point of compound curve of a curve to the right having a radius of 25.00 feet and a central angle of $93^{\circ}58'28''$; thence run Southeasterly to Southwesterly along said right-of-way and arc of curve 41.88 feet to the point of tangent, said point being on the Northwesterly right-of-way of Sterling Way; thence continue Southwesterly along said right-of-way 37.39 feet to the point of curve of a curve to the left having a radius of 876.26 feet and a central angle of $13^{\circ}24'$; thence run Southwesterly along said right-of-way and arc of curve 204.97 feet to the point of tangent; thence continue Southwesterly along said right-of-way 176.36 feet to the point of curve of a curve to the right having a radius of 546.50 feet and a central angle of $1^{\circ}41'32''$; thence run Southwesterly along said right-of-way and arc of curve 16.14 feet to a point on curve; thence right $78^{\circ}13'13''$ from the tangent of said point on curve and run Northwesterly and along the Northeasterly line of Lot 9, Block 2 of Inverness Point Phase I 85.21 feet; thence right $27^{\circ}10'36''$ and continue Northwesterly along said Northeasterly line of Lot 9, 32.20 feet to the Northeast corner of same; thence right $42^{\circ}11'48''$ and run Northwesterly 280.92 feet to a point on the North line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 2; thence right $96^{\circ}16'30''$ and run Easterly 275.0 feet to the point of beginning. Contains 8.78174 acres.

COMMON AREA B:

Part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama.

Commence at the Southwest corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and run North along the West line of same 215.0 feet to the point of curve of a curve to the right, said curve having a radius of 618.43 feet and a central angle of $12^{\circ}00'00''$; thence right $90^{\circ}00'00''$ to the tangent of said point on curve and run Southeasterly along the arc of said curve 129.52 feet to the point of tangent; thence run

3683 PAGE 603

Southeasterly along a projection of said tangent 120.0 feet to a point on the Easterly right-of-way of Inverness Point Drive, said point being the POINT OF BEGINNING of the herein described parcel; thence left 90°00'00" and run Northeasterly along said right-of-way 60.0 feet to a point; thence right 30°41'35" and run Northeasterly 176.32 feet to a point; thence right 149°13'14" and run Southwesterly 211.62 feet to a point of curve of a curve to the left having a radius of 309.56 feet and a central angle of 73°56'53"; thence run South to Southwesterly along the arc of said curve 399.66 feet to the point of tangent; thence right 90°00'00" from said tangent and run Southwesterly 90.0 feet to a point of curve of the Northeasterly right-of-way of Inverness Point Drive, said curve having a radius of 399.66 feet and a central angle of 73°56'53"; thence run Northwesterly along said right-of-way and arc of said curve 315.82 feet to the point of tangent and the point of beginning. Contains 1.22634 acres.

COMMON AREA C:

Part of the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama.

Commence at the Southwest corner of said Northeast 1/4 of the Northwest 1/4 and run North along the West line of same 215.0 feet to a point of curve of a curve to the right, said curve having a radius of 618.43 feet and a central angle of 12°00'00"; thence right 90°00'00" to the tangent of said point of curve and run Southeasterly along the arc of said curve 129.52 feet to the point of tangent; thence run Southeasterly 120.0 feet to a point on the Southeasterly right-of-way of Inverness Point Drive; thence left 90°00'00" and run Northeasterly along said right-of-way 60.0 feet to the POINT OF BEGINNING of herein described parcel, said point of beginning being the point of curve of a curve to the left having a radius of 511.25 feet and a central angle of 16°33'06"; thence run Northerly along said right-of-way and arc of said curve 147.69 feet to the point of tangent; thence continue Northwesterly along said right-of-way 148.10 feet to the point of curve of a curve to the right having a radius of 1283.72 feet and a central angle of 4°14'01"; thence run Northwesterly along said right-of-way and arc of curve 95.0 feet to a point on curve; thence right 75°30' from the tangent of said point on curve and run Northeasterly 240.0 feet to a point; thence left 90°00'00" and run Northwesterly 30.0 feet to a point; thence right 90°00'00" and run Northeasterly 358.54 feet; thence right 130°38'39" and run Southwesterly 250.14 feet; thence right 31°22'02" and run Southwesterly 400.0 feet; thence left 14°30' and run Southwesterly 176.32 feet to the point of beginning. contains 3.08985 acres.

COMMON AREA C-1:

Part of the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama.

Commence at the Southwest corner of said Northeast 1/4 of the Northwest 1/4 and run North along the West line of same 215.0 feet to a point of curve of a curve to the right, said curve having a radius of 618.43 feet and a central angle of 12°00'00"; thence right 90°00'00" to the tangent of said point of curve and run Southeasterly along the arc of said curve 129.52 feet to the point of tangent; thence run Southeasterly 120.0 feet to a point on the Southeasterly right-of-way of Inverness Point Drive; thence left 90°00'00" and run Northeasterly along said right-of-way 60.0 feet to the point of curve of a curve to the left having a radius of 511.25 feet and a central angle of 16°33'06"; thence run Northerly along said right-of-way

BOOK 245 PAGE 122

3603 MAR 604

and arc of curve 147.69 feet to the point of tangent; thence run Northwest along said right-of-way 148.10 feet to the point of curve of a curve to the right having a radius of 1285.72 feet and a central angle of $4^{\circ}14'01''$; thence run Northwest along said right-of-way and arc of curve 95.0 feet to the POINT OF BEGINNING of the herein described tract; thence continue Northwest along said curve having a radius of 1285.72 feet and a central angle of $4^{\circ}53'31''$ an arc distance of 139.74 feet to the point of tangent; thence run Northeast along said right-of-way 93.1 feet to the point of curve of a curve to the left having a radius of 557.76 feet and a central angle of $10^{\circ}49'27''$; thence run Northerly along said right-of-way and arc of said curve 105.37 feet to the point of tangent; thence run Northwest along said right-of-way 101.26 feet to the point of curve of a curve to the right having a radius of 540.84 feet and a central angle of $12^{\circ}00'07''$; thence run Northeast along said right-of-way and arc of curve 113.28 feet to the point of tangent; thence run Northeast along said right-of-way 53.71 feet to the point of curve of a curve to the right having a radius of 25.0 feet and a central angle of $90^{\circ}00'00''$; thence run Northeast along said right-of-way and arc of curve 39.27 feet to the point of tangent, said point being on the Southwest right-of-way of Glenstone Lane; thence run Southeast along said right-of-way 123.13 feet; thence right $44^{\circ}24'44''$ and run Southeast 51.76 feet; thence left $6^{\circ}29'44''$ and run Southeast 177.97 feet; thence left $14^{\circ}12'50''$ and run Southeast 160.71 feet; thence right $0^{\circ}54'48''$ and run Southeast 94.01 feet; thence left $8^{\circ}11'00''$ and run Southeast 81.51 feet; thence right $93^{\circ}38'35''$ and run Southwest 93.03 feet; thence right $49^{\circ}21'21''$ and run Southwest 358.55 feet to a point; thence left $90^{\circ}00'00''$ and run Southeast 30.0 feet to a point; thence right $90^{\circ}00'00''$ and run Southwest 240.0 feet to the point of beginning. Contains 4.79239 acres.

COMMON AREA D:

Part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 18 South, Range 2 West, Jefferson County, Alabama.

Commence at the Southwest corner of said Southeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$ and run North along the West line of same 55.0 feet to the POINT OF BEGINNING of the herein described parcel; thence continue along last described course 288.93 feet to a point; thence right $70^{\circ}36'48''$ and run Northeast and along the Southeast line of Lot 10, Block 4 of Inverness Point Phase IV 107.01 feet to a point on a curve on the Westerly right-of-way of Inverness Point Drive, said curve having a radius of 400.42 feet and a central angle of $19^{\circ}26'19''$; thence right $102^{\circ}02'17''$ to the tangent of said point on curve and run Southeast along said right-of-way and arc of said curve 135.85 feet to the point of tangent; thence continue Southeast along said right-of-way 95.0 feet to the point of curve of a curve to the right having a radius of 282.66 feet and a central angle of $23^{\circ}20'34''$; thence run Southeast along said right-of-way and arc of curve 115.16 feet to a point on the curve; thence right $93^{\circ}26'39''$ from the tangent of said point on curve and run Westerly and along the Northerly line of Lot 9, Block 4, Inverness Point Phase II 213.27 feet to the point of beginning. Contains 1.13372 acres.

COMMON AREA E:

Part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 18 South, Range 2 West, Jefferson County, Alabama.

Commence at the Southwest corner of said Southeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$ and run North along the West line of same 55.0 feet to a point; thence right $90^{\circ}00'00''$ and

3603 MAR 605

run Easterly along the North line of Lot 9, Block 4, Inverness Point Phase II 111.00 feet to a point on the Westerly right-of-way of Inverness Point Drive; thence left 27°32'56" and run Northeasterly across said Inverness Point Drive 53.98 feet to a point on a curve on the Easterly right-of-way of said Inverness Point Drive and being the POINT OF BEGINNING of the herein described parcel, said curve having a radius of 122.66 feet and a central angle of 19°32'36"; thence left 69°41'41" to the tangent of said point on curve and run Northwesterly and along said right-of-way and arc of curve 113.47 feet to the point of tangent; thence continue Northwesterly along said right-of-way 95.0 feet to the point of curve of a curve to the right having a radius of 350.42 feet and a central angle of 26°58'12"; thence run Northwesterly along said right-of-way and arc of curve 164.95 feet to a point on curve; thence right 122°45'31" from the tangent of said point on curve and run Southeasterly and along the Southwesterly line of Lot 69, Block 4 of Inverness Point Phase III 67.74 feet to a point; thence right 30°15'57" and run Southeasterly 52.15 feet; thence left 13°41'55" and run Southeasterly 58.13 feet; thence right 13°-9'15" and run Southeasterly 177.51 feet to a point; thence right 78°49'02" and run Southwesterly along the Northwesterly line of Lot 70, Block 4 Inverness Point Phase II 106.90 feet to the point of beginning. Contains 0.59993 acres.

COMMON AREA F:

Part of the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 18 South, Range 2 West, Jefferson County, Alabama.

Commence at the Southeast corner of said Southeast 1/4 of Southwest 1/4 and run North along the East line of same 252.30 feet to a point; thence left 130°28'03" and run Southwesterly 42.55 feet to a point; thence right 19°02'24" and run Southwesterly 73.07 feet to a point; thence right 58°36'27" and run Northwesterly 70.57 feet to a point; thence right 20°22'54" and run Northwesterly 114.80 feet to a point; thence left 84°30'40" and run Southwesterly 57.43 feet to a point; thence right 65°49'02" and run Northwesterly 56.46 feet to the POINT OF BEGINNING of herein described parcel, said point of beginning being on the 436.0 elevation contour and the boundary of Lake Highland; thence right 26°38'12" and run Northwesterly along said boundary of Lake Highland 109.79 feet to a point; thence right 16°35'13" and continue Northwesterly along said lake boundary 60.64 feet to a point; thence left 55°35'34" and run Northwesterly 50.54 feet to a point; thence right 15°05'32" and run Northwesterly 84.51 feet to a point; thence right 32°04'31" and run Northwesterly 58.72 feet to a point; thence left 45°39'12" and continue Northwesterly along said lake boundary 52.08 feet to a point; thence right 25°42'37" and run Northwesterly along said lake boundary 84.90 feet to a point; thence right 98°28'57" and leaving said lake boundary run Northeasterly 53.77 feet to a point on the Southwesterly right-of-way of Lake Highland Lane, said point also being a point of curve of a curve having a radius of 363.35 feet and a central angle of 25°32'30"; thence right 90°00'00" to the tangent of said point on curve and run Southeasterly along said right-of-way and arc of curve 161.98 feet to the point of tangent; thence continue Southeasterly along said right-of-way 96.41 feet to the point of curve of a curve to the right having a radius of 661.46 feet and a central angle of 12°16'39"; thence run Southeasterly along said right-of-way and arc of curve 141.74 feet to the point of compound curve of a curve to the right having a radius of 2' 00 feet and a central angle of 54°54'01"; thence run Southeasterly along said right-of-way and arc of curve 23.96 feet to a point of reverse curve of a curve to the left having a radius of 60.0 feet and a central angle of 55°28'54"; thence run Southeasterly along said right-of-way and arc of curve 58.10 feet to a point on the curve; thence right 90°00'00" from the tangent of said point on curve and run Southwesterly 96.60 feet to the point of beginning. Contains 0.74931 acres.

BOOK 245 PAGE 124

3603 MAG 606

COMMON AREA G: LAKE HIGHLAND

Situated in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 18 South, Range 2 West, Jefferson County, Alabama, also the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 7, Township 19 South, Range 2 West, Shelby County, Alabama.

Commence at the Southwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 35 and run North along the West line of same 343.93 feet to a point; thence right 70°36'48" and run Northeasterly 107.01 feet to a point on the Westerly right-of-way of Iaverness Point Drive; thence left 28°51'36" and run Northeasterly across said right-of-way 70.15 feet to a point on the Easterly right-of-way of said Iaverness Point Drive; thence right 81°11'19" and run Southeasterly 67.74 feet to the POINT OF BEGINNING of the herein described tract; thence the following meandering courses along the 436.0 contour being the boundary of said Lake Highland: left 46°46'20" and run Northeasterly 29.22 feet; thence left 10°39'40" and run Northeasterly 68.76 feet; thence left 21°27'38" and run Northeasterly 62.07 feet; thence right 8°57'10" and run Northeasterly 132.12 feet; thence left 14°04'51" and run Northeasterly 169.73 feet; thence right 30°55'36" and run Northeasterly 65.11 feet; thence right 25°30'23" and run Northeasterly 44.17 feet; thence left 15°17'08" and run Northeasterly 54.14 feet; thence right 82°24'24" and run Southeasterly 46.80 feet; thence left 20°34'26" and run Southeasterly 84.90 feet; thence left 25°42'37" and run Southeasterly 52.08 feet; thence right 45°39'32" and run Southeasterly 58.72 feet; thence left 32°04'31" and run Southeasterly 84.51 feet; thence left 15°05'32" and run Southeasterly 50.54 feet; thence right 55°35'34" and run Southeasterly 60.64 feet; thence left 16°35'13" and run Southeasterly 109.79 feet; thence left 26°38'12" and run Southeasterly 56.46 feet; thence left 65°49'02" and run Northeasterly 57.43 feet; thence right 84°30'40" and run Southeasterly 114.85 feet; thence left 20°22'34" and run Southeasterly 70.57 feet; thence left 58°36'27" and run Northeasterly 73.07 feet; thence left 19°02'24" and run Northeasterly 42.55 feet to a point on the Easterly line of said Easterly $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence right 130°28'03" and run South along said Easterly line of $\frac{1}{4}$ - $\frac{1}{4}$ section 118.30 feet; thence right 68°33'42" and run Southwesterly 45.52 feet; thence left 4°05'26" and run Southwesterly 97.59 feet; thence left 21°10'55" and run Southwesterly 34.76 feet; thence right 0°53'19" and run Southwesterly 84.59 feet; thence right 76°07'16" and run Northwesterly 40.83 feet; thence right 8°47'21" and run Northwesterly 63.16 feet; thence right 17°20'12" and run Northwesterly 52.13 feet; thence right 3°10'39" and run Northwesterly 74.27 feet; thence right 19°25'39" and run Northwesterly 90.28 feet; thence left 7°27'30" and run Northwesterly 80.81 feet; thence left 5°52'08" and run Northwesterly 60.29 feet; thence left 10°50'05" and run Northwesterly 54.82 feet; thence left 1°55'42" and run Northwesterly 87.15 feet; thence left 36°05'04" and run Northwesterly 32.96 feet; thence left 27°36'50" and run Southwesterly 80.85 feet; thence left 16°55'47" and run Southwesterly 83.86 feet; thence left 25°48'35" and run Southwesterly 63.07 feet; thence left 9°11'17" and run Southwesterly 49.34 feet; thence right 12°43'35" and run Southwesterly 95.18 feet; thence right 18°15'30" and run Southwesterly 126.44 feet; thence right 15°39'09" and run Southwesterly 50.10 feet; thence right 79°11'00" and run Northwesterly 177.51 feet; thence left 13°49'25" and run Northwesterly 58.13 feet; thence right 13°41'55" and run Northwesterly 52.18 feet to the point of beginning. Contains 6.29950 acres.

3603 MAR 607

COMMON AREA N:

Situated in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama and the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 18 South, Range 2 West, Jefferson County, ALABAMA.

Begin at the Northeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 19 South, Range 2 West and run South along the East line of same 75.0 feet; thence right $57^{\circ}20'53''$ and run Southwesterly 262.77 feet; thence right $124^{\circ}52'54''$ and run Northeasterly 206.26 feet to a point on the boundary of Lake Highland; thence the following meandering courses along said Lake Highland boundary-right $41^{\circ}56'56''$ and run Northeasterly 84.59 feet; thence left $0^{\circ}53'19''$ and run Northeasterly 34.76 feet; thence right $21^{\circ}10'55''$ and run Northeasterly 97.59 feet; thence right $4^{\circ}05'26''$ and run Northeasterly 45.52 feet to a point on the East line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 35; thence right $68^{\circ}33'42''$ and run South along said East line of $\frac{1}{4}$ - $\frac{1}{4}$ section 124.0 feet to the point of beginning. Contains 1.09794 acres.

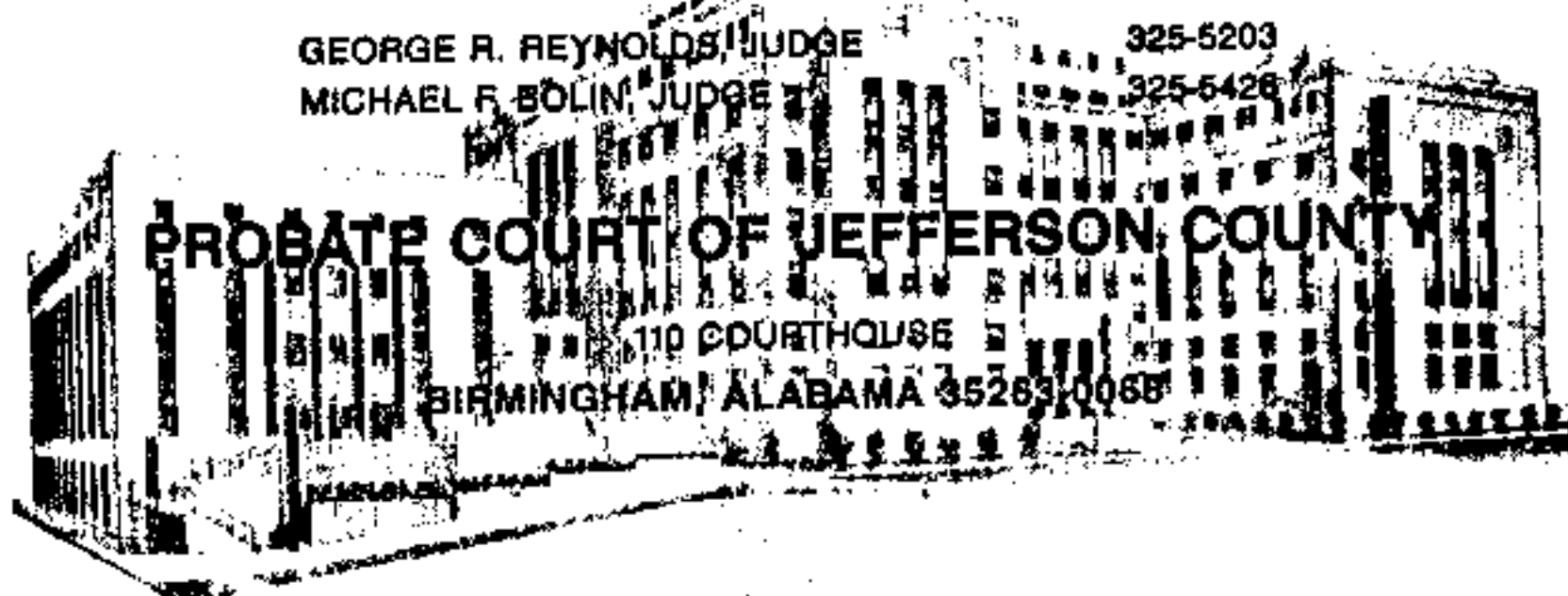
BOOK 245 PAGE 126

RECORDED
MAY 11, 1961
FILE 17
2651

WITNESSES TO SIGN

64

CHIEF COURT CLERK
BIRMINGHAM DIVISION
PEGGY A. PROCTOR
PHONE 325-5429




JOHN C. ROCKETT
DEPUTY PROBATE JUDGE
BESSEMER DIVISION
BESSEMER, ALABAMA
PHONE 481-4100

To Whom It May Concern:

On May 11, 1989 this office filed a deed from 2154 Trading Corporation to Inverness Point Homeowners and collected a deed tax of \$20.50 on said document.

This the 5th day of July, 1989,


Betty Blakney
Court Clerk
Probate Court

NO TAX COLLECTED

2154 Trading Corp.
25.00
3.00
TOTAL 28.00

CERTIFIED COPY

State of Alabama
Jefferson County

I, the undersigned, as Judge of the Court of Probate, in and for said County, in said State, hereby certify that the foregoing is a full, true and correct copy of the instrument with the filing of same as appears of record in this office in Vol. 3603 Record of ✓

on page 599


Given under my hand and official seal, this the 30

day of June 1989


George R. Reynolds
Judge of Probate

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JUL -5 PM 3:43


JUDGE OF PROBATE

BOOK 245 PAGE 127