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This Instrument Prepared By:  
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Attorney at Law  
Suite 200, 100 Vestavia Office Park  
Birmingham, Alabama 35216

Send Tax Notice To:  
Buckridge Partners, c/o Jim Burford  
Suite 200  
100 Vestavia Office Park  
Birmingham, AL 35216

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of One Hundred Thirty Five Thousand and No/100 Dollars (\$135,000.00) to the undersigned Grantor, Applegate Realty, Inc., a corporation, in hand paid by Buckridge Partners, an Alabama General Partnership, the receipt of which is hereby acknowledged, the said Applegate Realty, Inc. does by these presents, grant, bargain, sell and convey unto the said Buckridge Partners, an Alabama General Partnership, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated by reference herein for legal description.

This property is also known as Lots 1 and 2, Buckridge, a residential subdivision to be recorded with the Probate Judge of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1989 and thereafter. (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 186, Page 185 and Deed Book 101, Page 540 in Probate Office. (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 70, Page 521 and Real 70, Page 526 in Probate Office. (4) Encroachments of concrete flume on the Northwesternly side of property as shown by survey of K. B. Weygand.

The entire consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Buckridge Partners, an Alabama General Partnership, its heirs and assigns forever.

And the said Applegate Realty, Inc., does for itself, its successors and assigns, covenant with the said Buckridge Partners, an Alabama General Partnership, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all 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 the said Buckridge Partners, an Alabama General Partnership, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Applegate Realty, Inc., by Randall H. Goggans, President, who is authorized to execute this conveyance, has hereto set his signature and seal, this the day of July, 1989.

APPLEGATE REALTY, INC.

BY:

  
Randall H. Goggans, President

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STATE OF ALABAMA )  
\_\_\_\_\_ COUNTY )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Randall H. Goggans, whose name as President of Applegate Realty, Inc., a 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 said instrument, 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 this 3<sup>rd</sup> day of July, 1989.

Dana P. Daffin  
Notary Public

BOOK 246 PAGE 184

**EXHIBIT "A"**  
**APPLEGATE REALTY, INC. TO BUCKRIDGE PARTNERS**

BOOK 246 PAGE 185

A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 23, and the Southeast 1/4 of the Southeast 1/4 of Section 22, all in Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said Section 23, said corner being the point of beginning of the parcel herein described; thence run in an easterly direction along the south line of said Section 23 for a distance of 1325.55 feet to the Southeast corner of said Southwest 1/4 SW 1/4; thence turn an angle to the left of 93 deg. 05 min. 00 sec. and run in a northerly direction for a distance of 905.00 feet to a point on the south line of Lot 10, Oakridge 2nd Sector as recorded in Map Book 10 page 50, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an angle to the left of 125 deg. 27 min. 30 sec. and run in a southwesterly direction along the south line of Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 of said Oakridge 2nd Sector for a distance of 1262.86 feet to a point; thence turn an angle to the right of 64 deg. 48 min. 45 sec. and run in a northwesterly direction along the southwest line of Lot 20 of said subdivision and the southwest line of Lot 75 of Oakridge 1st Sector as recorded in Map Book 9 page 176 in the Office of the Judge of Probate Shelby County, Alabama, for a distance of 362.69 feet to a point on the southeasterly right of way line of Parkside Drive, said point being on a curve, concave to the northwest, said curve having a central angle of 9 deg. 51 min. 12 sec. and a radius of 174.66 feet; thence turn an angle to the left of 90 deg. 00 min. 00 sec. to chord and run along the arc of said curve on said right of way for a distance of 30.04 feet to the northernmost corner of Lot 76-A of a Resurvey of Lot 76, Oakridge 1st Sector as recorded in Map Book 9 page 180, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 90 deg. 00 min. 00 sec. from chord and, leaving said right of way, run along the northeast line of said Lot 76-A in a southeasterly direction for a distance of 336.37 feet to the easternmost corner of said Lot 76-A; thence turn an angle to the right of 142 deg. 05 min. 25 sec. and run in a southwesterly direction along the south line of said Lot 76-A for a distance of 260.30 feet to a point which is the southernmost mutual corner of said Lot 76-A and Lot 26, Parkside as recorded in Map Book 7 page 136, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an angle of 81 deg. 31 min. 41 sec. to the left and run in a southerly direction along the easterly line of said Lot 26, Parkside for a distance of 49.15 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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JUDGE OF PROBATE

**NO TAX COLLECTED**

1. Deed Tax	\$	_____
2. Mtg. Tax		_____
3. Recording Fee		<u>7.50</u>
4. Indexing Fee		<u>4.00</u>
TOTAL		<u>11.50</u>