

This form furnished by:

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This instrument was prepared by:

(Name) Mitchell A. Spears
(Address) P. O. Box 91
Montevallo, Alabama 35115

Send Tax Notice to:

(Name) Canterbury Development Company
(Address) 340 Hwy. 25
Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty Thousand and 00/100, (\$130,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Mike Allen, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Canterbury Development Company, an Alabama General Partnership

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A", WHICH IS FULLY INCORPORATED HERewith, AS THOUGH SET OUT COMPLETELY HEREIN.

BOOK 252 PAGE 958

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 17th day of August, 19 89

(Seal)

Mike Allen (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, _____ the undersigned authority in said State, hereby certify that _____ Mike Allen

a Notary Public in and for said County,

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17th day of August, 19 89

8/93
My Commission Expires:

Mike Allen
Notary Public

EXHIBIT "A"

Property situated in the SW 1/4 of Section 3, Township 24 North, Range 12 East and the SE 1/4 of Section 4, Township 24 North, Range 12 East. Begin at the SW corner of the SW 1/4 of Section 3, Township 24 North, Range 12 East; thence run East along the South line of said Section 552.16 feet to an iron pin; thence 46 deg. 17 min. 11 sec. left and run Northeasterly for 1,873.17 feet; thence 0 deg. 03 min. 54 sec. right run 300.00 feet to an iron pin; thence 48 deg. 13 min. 26 sec. left and run Northerly for 45.44 feet to an iron pipe; thence 118 deg. 42 min. 38 sec. left run 47.01 feet; thence 12 deg. 13 min. 32 sec. left run 69.87 feet to an iron pipe; thence 87 deg. 35 min. 44 sec. right run Northwesterly for 199.78 feet to an iron pipe; thence 67 deg. 48 min. 25 sec. right run Northeasterly for 73.52 feet to an iron pipe; thence 2 deg. 20 min. 30 sec. right run 16.42 feet to an iron pipe; thence 26 deg. 14 min. 09 sec. left run Northerly for 300.06 feet to an iron pipe; thence 85 deg. 38 min. 46 sec. left run Westerly for 1,196.42 feet; thence 91 deg. 54 min. 42 sec. left run Southerly for 159.7 feet to an iron pipe; thence 41 deg. 54 min. right run 673.76 feet to an iron pipe; thence 73 deg. 27 min. 34 sec. right run Northwesterly for 737.81 feet to an iron pipe; thence 95 deg. 01 min. 44 sec. left run 455.80 feet to an iron pipe; thence 90 deg. 17 min. 18 sec. left run 40.0 feet; thence 90 deg. 03 min. 26 sec. right run Southwesterly for 514.00 feet to an iron pipe; thence 110 deg. 32 min. 00 sec. left run Easterly for 653.55 feet to an iron pipe; thence 97 deg. 13 min. 36 sec. to the right run Southerly for 284.67 feet to an iron pipe; thence 37 deg. 33 min. 45 sec. left run 205.31 feet to the West line of said Section 3 and an iron pipe; thence 29 deg. 21 min. 54 sec. right run 329.54 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS and EXCEPT:

Commence at the Southwest corner of the Southwest 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and run thence Easterly along the South line of said 1/4 Section a distance of 552.16 feet to a point; thence turn a deflection angle of 46 deg. 17 min. 11 sec. left and run Northeasterly a distance of 1,873.17 feet to a point; thence turn a deflection angle of 0 deg. 03 min. 54 sec. right and run 300.90 feet to the point of beginning of the property being described; thence turn a deflection angle of 48 deg. 13 min. 26 sec. left and run North 4 deg. 31 min. 20 sec. West a distance of 85.44 feet to a point on the West margin of Wilson Drive in the Town of Montevallo, Alabama; thence run South 52 deg. 05 min. 27 sec. West a distance of 145.52 to a point; thence run North 48 deg. 14 min. 33 sec. West a distance of 444.40 to a point marking the Northwest corner of Lot 6, Canterbury Estates as recorded in the Office of the Judge of Probate Office of Shelby County, Alabama; thence run South 43 deg. 16 min. 41 sec. West a distance of 840.04 feet to a point; thence run South 48 deg. 14 min. 33 sec. East a distance of 530.02 feet to a point; thence run North 43 deg. 16 min. 41 sec. East a distance of 924.18 feet to the point of beginning.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as recorded in Deed Book 141 page 325 and Deed Book 165 page 539 in Probate Office.

Purchase Money First Mortgage executed on even date herewith by Grantee herein to First Alabama Bank of Shelby County, in the sum of \$130,000.00.

Mineral and Mining Rights Excepted.

The Real Estate Herein Conveyed is Neither the Homestead of Grantor, Nor His Spouse, Neither is it Contiguous to the Homestead of Grantor or His Spouse.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

89 AUG 24 PM 12:20

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

NO TAX COLLECTED
1. Dead Tax \$ 1.00
2. Mtg. Tax
3. Recording Fee \$ 5.00
4. Indexing Fee 1.00
TOTAL 10.00

8/17/89