

531

18,000,000

STATE OF ALABAMA:)

What is consideration

(See attached Exhibit A and Exhibit B for legal description)

- BOOK 265 PAGE 316

Palmer Title

12. Subject to final decree in condemnation case as set out in Lis Pendens recorded in Real Book 226 Page 473 in Probate Office.

13. Right-of-way to 16' x 16' BellSouth Mobility, Inc. tower located in said Section 33, as shown by Real Book 265 Page 368 and as shown by survey of Charley Foster dated October 10, 1989.

14. All encroachments as shown on the survey of Charles Foster dated October 10, 1989.

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR's acquisition of the bargained premises and prior to the date of delivery of this Deed.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7 day of November, 1989.

DANTRACT, INC.

BY

Charles W. Daniel
Its President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles W. Daniel, whose name as President of Dantract, 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 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 the 7th day of November 1989.

Rosemary A. Gilmore
Notary Public

0495E-5

BOOK 265 PAGE 317

EXHIBIT " A "

	SECTION	TOWNSHIP	RANGE
That part of the NW diagonal 1/2	26	18 South	1 West

lying North and West of Dunnavant Road.

LESS AND EXCEPT that portion located in said Section 26 sold to Charles W. Daniel as recorded in Deed Book 346 Page 21 in Probate Office.

Also, LESS and EXCEPT that property sold to Harry B. Brock, Jr. and Jane H. Brock as recorded in Deed Book 317 page 783, Deed Book 327 page 306 and Real Book 224 page 751 in the Probate Office of Shelby County, Alabama.

ENTIRE SECTION	23	18 South	1 West
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LESS AND EXCEPT that part of the SE 1/4 lying South and East of Dunnavant Road; Also, LESS AND EXCEPT for a point of beginning, commence at the Southwest corner of the SW 1/4 of SE 1/4, Section 14, and run Southwest in a straight line to the Northwest corner of the SW 1/4 of SW 1/4, Section 23; turn right and run North along the West line of Section 23 to the Northwest corner of Section 23; turn right and run East along the North line of Section 23 to the Southwest corner of the of the SW 1/4 of SE 1/4 of said Section 14, Township 18 South, Range 1 West, the point of beginning.

N 1/2 of the NE 1/4 of NE 1/4	5	19 South	1 West
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W 1/2;	34	18 South	1 West
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Also that part of NE 1/4 of said Section 34, lying North and West of Dunnavant Road.

LESS AND EXCEPT that portion sold to Charles W. Daniel located in said Section 34, as recorded in Deed Book 346 Page 21 in said Probate Office.

SE 1/4; SE 1/4 of NE 1/4; SE 1/4 of SW 1/4, Except 1 acre in the Northwest corner.	28	18 South	1 West
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A part of NE 1/4 of SW 1/4 of Section 28, Township 18 South, Range 1 West, described as follows:	28	18 South	1 West
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Begin at Northeast corner of said forty and run West along North line a distance of 260 feet to the point of beginning of tract herein

described; thence run South 32 deg. 40 min. West 623 feet; thence South 57 deg. 20 min. East 750 feet to East line of said forty; thence South along East line to Southeast corner; thence West along South line to Southwest corner; thence North to Northwest corner; thence North 86 deg. 30 min. East, 1072 feet to point of beginning.

ALSO, a part of West 1/2 of SW 1/4 of Section 28, Township 18 South, Range 1 West, described as follows: Begin at a point which is 200 feet North of Southwest corner of said Section 28, and run East, parallel with South line of SW 1/4 of SW 1/4 to a point on East line of said forty, which is 200 feet North of Southeast corner of said forty; thence North along East line of said forty 1120 feet to Northeast corner of said forty; thence continue North along East line of NW 1/4 of SW 1/4 a distance of 600 feet, more or less, to Southeast corner of property formerly owned by Leslie H. Smith; thence North 67 deg. West, along Southeast line of said property a distance of 260 feet to top of ridge, thence in a Southwesterly direction along top of ridge to South line of NW 1/4 of SW 1/4 at a point 806 feet West of Southeast corner; thence continue South along top of ridge South 50 deg. West, 674 feet to a point on West line of SW 1/4 of SW 1/4 at a point 684 feet North of point of beginning; thence run South along West line of said forty 684 feet to point of beginning.

ALSO South 200 feet of the SW 1/4 of SW 1/4 of said Section 28.

ALSO part of SE 1/4 of NW 1/4 of said Section 28 described as: Begin at the SW corner of said forty and run North 2 deg 30 min West a distance of 653 feet; thence South 61 deg. East 1230 feet to South line; thence South 86 deg. 30 min. West 1072 feet to point of beginning.

ENTIRE SECTION

27 18 South 1 West
LESS AND EXCEPT that portion of land sold to Charles W. Daniel located in said Section 27 as recorded in Deed Book 346 Page 21 and in Real Book....Page....in Probate Office.

ALSO LESS AND EXCEPT that property sold to Harry B. Brock, Jr. and Jane H. Brock, as recorded in Deed Book 317 Page 783, Deed Book 327 Page 306 and Real Book 224 Page 751 in Probate Office.

ALSO LESS AND EXCEPT that portion lying Southeast of Dunnivant Road.

ALSO LESS AND EXCEPT the following parcel in said Section 27, viz: To locate the point of beginning commence at the Southeast corner of said Section 27; thence run North 1 deg. 37 min. 07 sec. East on the East boundary of said Section 27 a distance of 1293.84 feet to the Northeast corner of the SE 1/4 of the SE 1/4 of said Section 27; thence South 82 deg. 32 min. 10 sec. West a distance of 121.36 feet to a concrete monument found; thence South 36 deg. 51 min. 29 Sec. West a dis-

tance of 238.67 feet to a concrete monument found; thence South 36 deg. 49 min. 59 sec. West a distance of 542.54 feet to point of beginning; thence with a deflection angle of 47 deg. 01 min. 33 Sec. to the left run in a southerly direction a distance of 231.75 feet to a point; thence with an interior angle of 227 deg. 04 min. 49 sec. to the left run in a Southeasterly direction a distance of 253.90 feet to the north west right of way of Shelby County Road No. 41; thence with an interior angle of 85 deg. 55 min. 21 sec. to the left run in a southwesterly direction and on the Northwest right of way of said Shelby County Road No. 41, a distance of 41.51 feet to the beginning of a curve, said curve having a central angle of 19 deg. 50 min. 13 sec. and a centerline radius of 5729.57 feet; thence with an interior angle of 180 deg. 29 min 44 sec to the left run in a southwesterly direction along the north-west right of way of said Section County Road No. 41 a chord distance of 108.12 feet to a point; thence with an interior angle of 100 deg. 40 min. 02 sec. to the left run in a northwesterly direction a distance of 241.24 feet to a point; thence with an interior angle of 230 deg. 39 min 52 sec. to the left run in a southwesterly direction a distance of 296.55 feet to a point; thence with an interior angle of 34 deg. 51 min 25 sec. to the left run in a northeasterly direction a distance of 404.50 feet to a concrete monument found; thence with an interior angle of 173 deg. 17 min. 14 sec. to the left run in a northeasterly direction a distance of 196.00 feet to the point of beginning.

All that part of NW 1/4 of Section 32 18 South 1 West 32, Township 18 South, Range 1 West, lying East of the Cahaba Valley Road; LESS AND EXCEPT a tract sold to Lee, being more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of NW 1/4 of said Section 32, and from said corner, go West along Section line 81.5 feet to said Cahaba Valley Road right of way; thence South 25 deg. West, 297 feet along said road right of way; thence 82 deg. 30 min. left, 247 feet to Southwest corner of Plot No. 1-A, being on 1/4-1/4 Section line, thence North along said 1/4-1/4 Section line, 389 feet to point of beginning of said exception; being situated in Shelby County, Alabama.

SE 1/4 32 18 South 1 West

The following described land in 14 18 South 1 West
Commence at the Southwest corner of the SW 1/4 of the SE 1/4 of Section 14, Township 18 South, Range 1 West, and run Northeast in a straight line to a point on the West line of the East 1/2 of the SE 1/4 of Section 14, which point is 500 feet South of the Northwest corner of said East 1/2 of SE 1/4 of Section 14; turn to the right and run South along the West line of Said East 1/2 of SE 1/4 to the Southwest corner thereof; turn right and run West along the South line of said Section 14 to the point of beginning.

The following described land in Section 32 18 South 1 West described as:

Commence at the Northeast corner of the SE 1/4 of the SW 1/4, Section 32, Township 18 South, Range 1 West, and run West along the North line of the SE 1/4 of SW 1/4, Section 32, 403 feet; turn an interior angle to the left 127 deg. 45 min. 15 sec. and run Southwest 663.13 feet, more or less, to the Northeast right of way line of U. S. Highway 280; turn left and run Southeast along the Northeast right of way line of said Highway 280 to its intersection with the South line of said Section 32; turn left and run East along said south section line to the Southwest corner of the SE 1/4 of Section 32; turn left and run North along the West line of said SE 1/4 to the point of beginning.

All of the NW 1/4 of NE 1/4, 5 19 South 1 West EXCEPT that heretofore conveyed by C. G. Elliott to Robert Smith on Aug 10, 1953 as shown by deed recorded in Deed Book 161 Page 543 in Probate Office; and EXCEPT that part along U. S. Highway 280 which was formerly owned by J.T. Lacey, description being found recorded in Deed Book 105 Page 215 in Probate Office; and EXCEPT the .12 acres described as Parcel III in NW 1/4 of NE 1/4 of said Section 5, which is a part of Parcel 14 of Project F-214(15) recorded in Right-of-way Book No. 3, Page 30 in said Probate Office; and LESS AND EXCEPT that property sold to Shelby County, Alabama, as described in Real Book 206 Page 898 in Probate Office;

Said lands being in Section 5, Township 19 South, Range 1 West, Shelby County, Alabama.

ENTIRE SECTION

LESS AND EXCEPT the following described property: 33 18 South 1 West

The following is the description of a tract of land situated in the SE 1/4 of the NE 1/4 of Section 33, Township 18 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows: Commence at the SW corner of the NW 1/4 of Section 33; thence North 00 deg. 51 min. 35 sec. West, 628.96 feet along the west line of said section; thence 90 deg. right 4,909.14 feet to the point of beginning; thence 40 deg. 41 min. 23 sec. right 49.02 feet; thence 90 deg. left 105.00 feet; thence 90 deg. left 106.45 feet; thence 82 deg. 32 min. 53 sec. left 105.89 feet; thence 97 deg. 27 min. 07 sec. left 71.16 feet to the point of beginning; being the same property conveyed to The Water Works Board of the City of Birmingham as described in Deed Book 301 page 140 in the Probate Office of Shelby County, Alabama.

Also, LESS AND EXCEPT the following described property:
The following is the description of a tract of land situated in the NE 1/4 of the SW 1/4 of Section 33, Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of Section 33, Township 18 South, Range 1 West; thence North 00 deg. 51 min. 25 sec. West along the west section line 1,;617.47 feet; thence North 89 deg. 08 min. 35 sec. East, 2,436.41 feet to the southeast right of way of Mountain Road and also the point of beginning; thence North 55 deg. 33 min. 15 sec. East along said right of way 91.41 feet; thence South 34 deg. 26 min. 45 sec. East, leaving said right of way 101.14 feet; thence South 55 deg. 33 min. 15 sec. West, 91.41 feet; thence North 34 deg. 26 min. 45 sec. West 101.14 feet to the point of beginning; being the same property conveyed to The Water Works Board of the City of Birmingham as described in Deed Book 301 page 131 in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT the right-of-way known as Hugh Daniel Drive located in Sections 32, 33 and 34, in Township 18 South, Range 1 West, and which is more particularly described in Right-of-Way deed from R. Hugh Daniel Sr. and wife, Martha C. Daniel to Thompson Realty Co., Inc. dated August 24, 1976, and recorded in Deed Book 301 Pages 799-803 in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT the following described property: To find the point of beginning, commence at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 33; thence running along said Section line, North 00 deg. 51 min. 35 sec. West a distance of 583.80 feet to a point thence leaving said Section line and running North 89 deg. 08 min. 25 sec. East, a distance of 5237.52 feet to a point and the point of beginning; thence running South 47 deg. 00 min. 00 sec. East a distance of 8.00 feet to an iron pin set; thence running South 43 deg. 00 min. 00 sec. West a distance of 16.00 feet to an iron pin set; thence running North 47 deg. 00 min. 00 sec. West a distance of 16.00 feet to an iron pin set; thence running North 43 deg. 00 min. 00 sec. East a distance of 16.00 feet to an iron pin set; thence running South 47 deg. 00 min. 00 sec. East a distance of 8.00 feet to a point and the point of beginning; being situated in Shelby County, Alabama; Said tract being a 16 by 16 foot parcel of land as described in an unrecorded lease of BellSouth Mobility, Inc. containing 256 square feet.

THERE IS ALSO CONVEYED herein the following Parcel which has hereinabove been included in the legal of Deed Book 346 page 21 in the Probate Office of Shelby County, Alabama, as an exception; the parcel being conveyed is as follows: To locate the point of beginning commence at the northeast corner of Section 27, Township 18 South, Range 1 West, Shelby County, Alabama; thence North 89 deg. 07 min. 51 sec. West on the north boundary of said Section 27 a distance of 550.00 feet to a point; thence South 39 deg. 20 min. 29 sec. West a distance of 3057.84 feet to a point; thence South 55 deg. 43 min. 23 sec. East a distance of 150.00 feet to the point of beginning; thence continue South 55 deg. 43 min. 23 sec. East for a distance of 500.00 feet to a point; thence South 34 deg. 16 min. 37 sec. West for a distance of 3626.13 feet to a point; thence North 55 deg. 44 min. 00 sec. West for a distance of 500.00 feet to a point; thence North 34 deg. 16 min. 37 sec. East for a distance of 3626.22 feet to the point of beginning. All lying and being in the SW 1/4 of the NE 1/4 of Section 27, and the southern 1/2 of Section 27, and the northern 1/2 of the NW 1/4 of Section 34, Township 18 South, Range 1 West, Shelby County, Alabama.

The property described in Exhibit A above is the same as the property described in Exhibit "B" attached hereto and made a part hereof.

EXHIBIT B

Together with the following Non-Exclusive Easements, in common with Grantor, Charles W. Daniel and their respective heirs, personal representatives, successors and assigns over and upon the property described below for the purposes and subject to the provisions set forth in the corrective right-of-way Deed for Hugh Daniel Drive, as recorded in Book 301 at Page 799 in Shelby County, Alabama Probate Office:

BOOK 265 PAGE 324

To locate the point of beginning commence at the southeast corner of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama; thence north on the east boundary of said section a distance of 342.03 feet to a point; thence 90°00' left a distance of 3068.24 feet to the point of beginning, said point being the centerline of an 80 foot right-of-way 40 feet either side of the centerline; thence 155°10'47" right to the tangent of a curve to the right, said curve having a central angle of 14°34'45" and a radius of 643.69 feet; thence along said curve a distance of 163.79 feet; thence tangent to said curve a distance of 355.75 feet to a curve to the right, said curve having a central angle of 43°18'50" and a radius of 337.47 feet; thence along said curve a distance of 255.11 feet to a curve to the left, said curve having a central angle of 60°55'59" and a radius of 582.42 feet; thence along said curve a distance of 619.39 feet; thence tangent to said curve a distance of 247.39 feet to a curve to the right, said curve having a central angle of 33°47'17" and a radius of 275.00 feet; thence along said curve a distance of 162.17 feet; thence tangent to said curve a distance of 372.00 feet to a curve to the left, said curve having a central angle of 46°57'34" and a radius of 350.00 feet; thence along said curve a distance of 286.86 feet; thence tangent to said curve a distance of 234.58 feet to a curve to the right, said curve having a central angle of 52°20'28" and a radius of 610.00 feet; thence along said curve a distance of 557.25 feet; thence tangent to said curve a distance of 250.36 feet to a curve to the left, said curve having a central angle of 20°00'20" and a radius of 1650.00 feet; thence along said curve a distance of 576.12 feet; thence tangent to said curve a distance of 169.47 feet to a curve to the left, said curve having a central angle of 33°24'16" and a radius of 960.00 feet; thence along said curve a distance of 559.70 feet to a point; thence tangent to said curve a distance of 49.12 feet to a curve to the right, said curve having a central angle of 8°25'01" and a radius of 500.00 feet; thence along said curve a distance of 73.45 feet; thence tangent to said curve a distance of 192.38 feet to a curve to the left, said curve having a central angle of 7°45'25" and a radius of 1600.00 feet; thence along said curve a distance of 216.61 feet; thence tangent to said curve a distance of 138.92 feet to a curve to the right, said curve having a centerline angle of 29°51'15" and a radius of 291.62 feet; thence along said curve a distance of 151.95 feet to a curve to the left, said curve having a central angle of 22°12'53" and a radius of 483.89 feet; thence along said curve a distance of 187.61 feet; thence tangent to said curve a distance of 90.62 feet to a curve to the right, said curve having a central angle of 5°46'48" and a radius of 4500.00 feet; thence along said curve a distance of 42.00 feet to the point of ending of said 80 foot right-of-way and the beginning of a 70 foot right-of-way being 40 feet left and 30 feet right of centerline; thence continue along said curve a distance of 91.41 feet to the point of ending of said 70 foot right-of-way and point of beginning of said 80 foot right-of-way; thence continue along said curve a distance of 320.54 feet; thence tangent to said curve a distance of 419.17 feet to a curve to the right, said curve having a central angle of 2°53'11" and a radius of 2579.92 feet; thence along said curve a distance of 129.97 feet; thence tangent to said curve a distance of 275.08 feet to a curve to the left, said curve having a central angle of 18°28'14" and a radius of 920.00 feet; thence along said curve a distance of 296.58 feet; thence tangent to said curve a distance of 103.68 feet to a curve to the right, said curve having a central angle of 18°01'02" and a radius of 400.00 feet; thence along said curve a distance of 125.79 feet; thence tangent to said curve a distance of 74.87 feet to a curve to the left, said curve having a central angle of 13°58'11" and a radius of 979.47 feet; thence along said curve a distance of 238.81 feet; thence tangent to said curve a distance of 122.76 feet to a curve to the left, said curve having a central angle of 3°20'48" and a radius of 2053.94 feet; thence along said curve a distance of 119.97 feet to the point of ending of said 80 foot right-of-way and the point of beginning of a 100 foot right-of-way being 50 feet either side of the centerline; thence tangent to said curve a distance of 208.93 feet to a curve to the right, said curve having

Page 2 of Exhibit B

a central angle of $160^{\circ}19'19''$ and a radius of 106.66 feet; thence along said curve a distance of 298.45 feet; thence tangent to said curve a distance of 193.23 feet to a curve to the left, said curve having a central angle of $10^{\circ}20'33''$ and a radius of 1000.00 feet; thence along said curve a distance of 180.51 feet; thence tangent to said curve a distance of 274.66 feet to a curve to the left, said curve having a central angle of $129^{\circ}04'25''$ and a radius of 214.29 feet; thence along said curve a distance of 482.73 feet; thence tangent to said curve a distance of 59.49 feet to a curve to the left, said curve having a central angle of $14^{\circ}17'16''$ and a radius of 797.06 feet; thence along said curve a distance of 198.96 feet to the point of ending of said 100 foot right-of-way and a point of beginning of said 80 foot right-of-way; thence tangent to said curve 374.53 feet to a curve to the left, said curve having a central angle of $6^{\circ}57'27''$ and a radius of 822.51 feet; thence along said curve a distance of 99.08 feet; thence tangent to said curve a distance of 141.57 feet to a curve to the right, said curve having a central angle of $10^{\circ}11'44''$ and a radius of 1000.00 feet; thence along said curve a distance of 177.95 feet; thence tangent to said curve a distance of 185.11 feet to a curve to the left, said curve having a central angle of $25^{\circ}21'02''$ and a radius of 800.00 feet; thence along said curve a distance of 353.96 feet; thence tangent to said curve a distance of 298.21 feet to a curve to the right, said curve having a central angle of $11^{\circ}35'28''$ and a radius of 2315.31 feet; thence along said curve a distance of 468.40 feet; thence tangent to said curve a distance of 257.66 feet to a curve to the right, said curve having a central angle of $67^{\circ}01'19''$ and a radius of 280.00 feet; thence along said curve a distance of 327.53 feet; thence tangent to said curve a distance of 409.95 feet to a curve to the right, said curve having a central angle of $14^{\circ}42'00''$ and a radius of 1477.79 feet; thence along said curve a distance of 379.15 feet to a curve to the left, said curve having a central angle of $94^{\circ}00'00''$ and a radius of 185.00 feet; thence along said curve a distance of 303.51 feet; thence tangent to said curve a distance of 164.89 feet to a curve to the right, said curve having a central angle of $43^{\circ}17'11''$ and a radius of 500.00 feet; thence along said curve a distance of 377.75 feet; thence tangent to said curve a distance of 455.56 feet to a curve to the left, said curve having a central angle of $11^{\circ}59'33''$ and a radius of 333.21 feet; thence along said curve a distance of 69.74 feet; thence tangent to said curve a distance of 195.02 feet to a curve to the right, said curve having a central angle of $47^{\circ}55'36''$ and a radius of 300.00 feet; thence along said curve a distance of 250.94 feet; thence tangent to said curve a distance of 338.05 feet to the point of ending of said 80 foot right-of-way, said point being on the northwest right-of-way of the Dunnivant Valley Road. All lying in Sections 32, 33 and 34, Township 18 South, Range 1 West, Shelby County, Alabama, and containing 28.992 acres.

According to the Survey of Charley F. Foster, Alabama Registered Surveyor No. 8157 dated October 10, 1989.

EXHIBIT "C"

To locate the point of beginning commence at the northeast corner of Section 34, Township 18 South, Range 1 West, Shelby County, Alabama; thence S89°35'37"W on the north boundary of said Section 34 a distance of 961.13 feet to a point; thence S30°07'13"W a distance of 739.59 feet to the point of beginning; thence S10°31'03"W for a distance of 428.55 feet to a point on the northern right-of-way of Hugh Daniel Drive; thence N74°50'20"W on said right-of-way for a chord distance of 100.37 feet to a point; thence N10°30'53"E for a distance of 378.49 feet to a point; thence N77°43'44"E a distance of 100.49 feet to the point of beginning.

All lying and being in the NE1/4 of Section 34, Township 18 South, Range 1 West, Shelby County, Alabama and containing 0.93 acres, more or less.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 NOV -8 PM 1:17

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

NO TAX COLLECTED	
1. Deed Tax -----	\$ 0.00
2. Mfg. Tax -----	\$ 0.00
3. Recording Fee -----	\$ 27.50
4. Indexing Fee -----	\$ 3.00
5. Notary Fee -----	\$ 1.00
6. Certified Copy Fee -----	\$ 1.00
Total -----	\$ 32.50