

559

SEND TAX NOTICE TO:

Loring S. Jones, III, Trustee
1009 Montgomery Highway South
Suite 107
Vestavia Hilla, AL 35216

STATE OF ALABAMA)

COUNTY OF SHELBY)

1,000,000.00

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED is executed and delivered on this 7th day of November, 1989 by DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, an Alabama limited partnership ("Grantor"), in favor of LORING S. JONES, III, AS TRUSTEE OF SOUTH OAK TRUST ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain real property (the "Property") situated in Shelby County, Alabama, which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

This conveyance is made subject to all easements, restrictions, rights-of-way, reservations and other matters of record.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

And Grantor does for itself and for its successors and assigns, covenant with Grantee, its successors and assigns, that it will warrant and defend the title to the Property against the lawful claims (except as otherwise noted above) of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the undersigned DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP has caused this Statutory Warranty Deed to be executed as of the day and year first above written.

DANIEL OAK MOUNTAIN
LIMITED PARTNERSHIP, an
Alabama limited partnership

By: DANIEL REALTY INVESTMENT
CORPORATION - OAK MOUNTAIN,
an Alabama corporation, Its
General Partner

By: 

Its: 

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STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Stephen R. Monk whose name as Sanita R. Monk of DANIEL REALTY INVESTMENT CORPORATION - OAK MOUNTAIN, an Alabama corporation, as General Partner of DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP, an Alabama limited partnership, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of such corporation in its capacity as General Partner of DANIEL OAK MOUNTAIN LIMITED PARTNERSHIP.

Given under my hand and official seal, this the 7th day of November, 1989.

Sheila H. Ellis

Notary Public

My Commission Expires: 2/5/90

THIS INSTRUMENT PREPARED BY AND SHOULD BE RETURNED TO:
Stephen R. Monk, Esq., c/o Daniel Realty Corporation,
P.O. Box 385001, Birmingham, Alabama 35238-5001

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CASE NO. 89110013

EXHIBIT A - LEGAL DESCRIPTION

Commence at the Northwest corner of the Northwest 1/4 of Section 26, Township 18 South, Range 1 West, Shelby County, Alabama; thence South 1 degree, 37 minutes, 07 seconds West on the West boundary of said Northwest 1/4 for a distance of 975.59 feet to a point on the North boundary of the Harry B. Brock, Jr. property; thence with an interior angle of 40 degrees, 59 minutes, 02 seconds to the right run in a Northeasterly direction and on the North line of said Harry B. Brock, Jr. property a distance of 205.20 feet to a point; thence with an interior angle of 234 degrees, 18 minutes, 03 seconds to the right run in an Easterly direction on the North line of said Harry B. Brock, Jr. property a distance of 466.16 feet to a point; thence with an interior angle of 202 degrees, 10 minutes, 10 seconds to the right run in a Southeasterly direction on the North line of said Harry B. Brock, Jr. property a distance of 812.49 feet to a point; thence with an interior angle of 187 degrees, 43 minutes, 54 seconds to the right run in a Southeasterly direction on the North boundary of said Harry B. Brock, Jr. property a distance of 779.77 feet to a point on the Northwest right of way of Dunnivant Valley Road, County road No. 41; thence North 36 degrees, 48 minutes, 15 seconds East on the Northwest right of way of said Dunnivant Valley Road a distance of 2824.58 feet to the point of curve; thence Northeasterly along a curve to the right, said curve having a central angle of 8 degrees, 39 minutes, 03 seconds and a centerline radius of 11459.15 feet, a chord distance of 1734.54 feet to the point of tangent; thence North 45 degrees, 27 minutes, 27 seconds East on the Northwest right of way of said Dunnivant Valley Road a distance of 890.55 feet to a point; thence North 0 degrees, 55 minutes, 07 seconds East on the East boundary of Section 23, Township 18 South, Range 1 West, a distance of 2755.71 feet to the Northeast corner of said section; thence North 88 degrees, 42 minutes, 43 seconds West on the North boundary of said Section 23, a distance of 1323.04 feet to a point; thence North 2 degrees, 30 minutes, 36 seconds East on the East boundary of the West 1/2 of the Southeast 1/4 of Section 14 a distance of 2184.26 feet to a point; thence South 33 degrees, 22 minutes, 59 seconds West a distance of 2577.73 feet to a point, said point being the Southwest corner of the Southeast 1/4 of said Section 14; thence South 34 degrees, 53 minutes, 05 seconds West a distance of 4795.61 feet to a point on the West boundary of said Section 23 and being the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 23; thence South 1 degree, 23 minutes, 49 seconds West on the West boundary of said Southwest 1/4 of the Southwest 1/4 a distance of 1331.51 feet to the point of beginning. Situated in Shelby County, Alabama.

All lying and being in the North 1/2 of Section 26, in Section 23, and in the West 1/2 of the Southeast 1/4 of Section 14, Township 18 South, Range 1 West, Shelby County, Alabama.

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

89 NOV -8 PM 3:35

1. Deed Tax \$ 1.00.00
2. Mtg. Tax _____
3. Recording Fee 10.00
4. Indexing Fee 3.00
Cert 1.00

STEWART TITLE
GUARANTY COMPANY