

115.00  
4.00  
5.00  
124.00

443

This instrument was prepared by:  
Claude McCain Moncus, Esq.  
Corley, Moncus & Ward, P.C.  
2100 SouthBridge Parkway  
Suite 650  
Birmingham, Alabama 35209

SEND TAX NOTICE TO:  
Management Futures, Inc.  
c/o Janice L. Hill  
502 2nd Avenue South  
Clanton, Ala 35045

STATE OF ALABAMA)  
JEFFERSON COUNTY)

\$ 415,000<sup>00</sup>

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and no/100 Dollars (\$10.00) to the undersigned Grantor, C & M, an Alabama General Partnership, by Hadley Church Realty Company, Inc., its General Partner, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said C & M, an Alabama General Partnership, does by these presents, grant, bargain, sell and convey unto Management Futures, Inc. (herein referred to as "Grantee", whether one or more) the following described real estate (the "Property"), situated in Shelby County, Alabama, and more particularly described on the attached Exhibit A.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever, and said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors 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 Grantee, its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set is hand by its duly authorized partner this 29<sup>th</sup> day of December, 1989.

SELLER:

C & M, an Alabama General Partnership

Hadley Church Realty Company, Inc., its General Partner

By: Greg A Church  
Greg A. Church  
Its President

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Greg A. Church, whose name as President of Hadley Church Realty Company, Inc., general partner of C & M, an Alabama General 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 of said corporation as such general partner and with full authority, executed the same voluntarily for and as the act of said corporation as general partner of said general partnership on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of DECEMBER, 1990.

[Signature]  
Notary Public  
My Commission Expires: 8/20/91

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✓ to day moncus

# EXHIBIT A

## EXHIBIT A - LEGAL DESCRIPTION

### PARCEL I:

Part of the South 1/2 of the NW 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the Northwest corner of the SE 1/4 of NW 1/4 of said Section 36, looking in an Easterly direction along the North line of said SE 1/4 of NW 1/4, turn an angle to the right of 54 degrees 47 minutes 20 seconds and run in a Southeasterly direction along the existing right-of-way line for U.S. Highway #280 for a distance of 225.87 feet; thence turn an angle to the right of 167 degrees 11 minutes 12 seconds and run in a Northwesterly direction for a distance of 220.22 feet; thence turn an angle to the right 89 degrees 56 minutes 40 seconds and run in a Northeasterly direction for a distance of 50.09 feet, more or less, to the point of beginning.

### PARCEL II:

Part of the Northwest 1/4 of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 36 and run in an Easterly direction along the North line of said Southeast 1/4 of the Northwest 1/4 for a distance of 305.00 feet; thence turn an angle to the right of 128 degrees, 10 minutes, 03 seconds and run in a Southwesterly direction for a distance of 253.97 feet; thence turn an angle to the right of 93 degrees, 47 minutes, 53 seconds and run in a Northwesterly direction for a distance of 249.03 feet; thence turn an angle to the right of 96 degrees, 15 minutes, 30 seconds and run in a Northeasterly direction for a distance of 49.76 feet to the point of beginning. Situated in Shelby County, Alabama.

### SUBJECT TO:

1. 1990 Ad Valorem Taxes.
2. Right of way to Alabama Power Company as set forth in Deed Book 285, Page 293, as recorded in the Probate Office of Shelby County, Alabama.
3. Agreement and Easement as set forth in Real 269, Page 961 in the Probate Office of Shelby County, Alabama.

Parcel I is one and the same as previously conveyed to the Grantor in that certain deed redorded in Real 272, page 765 of the Shelby County Probate Office.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 JAN -8 PM 12:28

JUDGE OF PROBATE

1. Deed Tax	\$	115.00
2. ...	\$	
3. ...	\$	5.00
4. ...	\$	5.00
5. ...	\$	
6. ...	\$	1.00
7. ...	\$	124.00