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2/11/90

SEND TAX NOTICE TO:

the Ridge AT MEADOWBROOK
PO 5422
BIRMINGHAM, AL 35229

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered on this 1st day of February, 1990 by DANIEL U.S. PROPERTIES LIMITED PARTNERSHIP, a Virginia limited partnership ("Grantor"), in favor of THE RIDGE AT MEADOWBROOK, INC., an Alabama corporation (the "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 real estate ad valorem taxes for the 1990 tax year and all subsequent tax years, library district dues and assessments, and all easements, restrictions, reservations, rights of way and other matters of record.

TO HAVE AND TO HOLD unto the said 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.

Full purchase price was paid from proceeds of mortgage executed simultaneously.

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Daniel Tate

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

DANIEL U.S. PROPERTIES LIMITED PARTNERSHIP, a Virginia limited partnership

By: DANIEL REALTY INVESTMENT CORPORATION, a Virginia corporation, Its General Partner

By: 

Its: Sr. Vice President

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 Sr. Vice President of DANIEL REALTY INVESTMENT CORPORATION, a Virginia corporation as General Partner of DANIEL U.S. PROPERTIES LIMITED PARTNERSHIP, a Virginia 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 U.S. PROPERTIES LIMITED PARTNERSHIP.

Given under my hand and official seal, this the 1st day of February, 1990.

Shirley 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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EXHIBIT A

A parcel of land situated in the East Half of the Northeast Quarter of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at a 3-inch capped iron found at the locally accepted Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 1, and run thence along the West line of said Quarter-Quarter Section North 0 degrees 08 minutes 45 seconds West for a distance of 129.79 feet to a point; thence turn and run South 75 degrees 46 minutes 49 seconds East for a distance of 294.00 feet to a point; thence turn right 90 degrees and run Southwesterly for 10.00 feet; thence turn left 90 degrees and run Southeasterly for 20.00 feet; thence turn left 90 degrees and run Northeasterly for 10.00 feet; thence turn right 90 degrees and run Southeasterly for 101.99 feet to a point located at the beginning of a curve to the left in the Westerly right of way line of Meadow Ridge Drive, said curve having a radius of 278.24 feet, a central angle of 77 degrees 30 minutes 00 seconds and a chord which bears South 7 degrees 28 minutes 07 seconds West; thence turn and run with said Westerly right of way line and along the arc of said curve for a distance of 376.36 feet to the end of said curve; thence turn and run tangent to said curve along said right of way line South 31 degrees 16 minutes 53 seconds East for a distance of 413.09 feet to a point located at the beginning of a curve to the left, said curve having a radius of 287.31 feet, a central angle of 22 degrees 06 minutes 00 seconds and a chord which bears South 42 degrees 19 minutes 53 seconds East; thence turn and run with said right of way line and along the arc of said curve for a distance of 110.82 feet to a point located at the Northwest corner of Lot 14, Meadow Brook Third Sector, as recorded in Map Book 7, Page 66, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn and leave said right of way line and run radial to said curve with the Westerly line of said Lot 14 South 36 degrees 37 minutes 07 seconds West for a distance of 182.99 feet to a point located at the Southwesterly corner of said Lot 14, said point also marking an angle point in the Northerly line of Lot 3, Meadow Brook Church Site Subdivision, as recorded in Map Book 8, Page 127, in said Office of the Judge of Probate; thence turn and run with said North line of said Lot 3 North 82 degrees 50 minutes 09 seconds West for a distance of 376.93 feet (374.08 feet recorded) to an iron pin found in a Northerly line of Lot 1 of said Meadow Brook Church Site Subdivision; thence turn and run with said Northerly line of said Lot 1 North 43 degrees 38 minutes 57 seconds West for a distance of 233.92 feet (233.86 feet recorded) to an iron pin found in the West line of the Southeast

Quarter of the Northeast Quarter of said Section 1, at the Northernmost corner of said Lot 1; thence turn and run with said West line of said Quarter-Quarter Section North 0 degrees 08 minutes 34 seconds West 682.82 feet to the point of beginning.

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

90 FEB -1 PM 12: 25

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	—	0
2. Mtg. Tax	—	0
3. Recording Fee	—	70.00
4. Indexing Fee	—	3.00
5. No Tax Fee	—	7.00
6. Certified Fee	—	1.00
Total	—	15.00