

1266

6.50
4.00
5.00
\$175.50

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, in consideration of One Hundred Sixty Six Thousand Five Hundred and NO/100 Dollars (\$166,500.00) to the undersigned Grantor, Oak Mountain Properties, Inc., an Alabama Corporation (GRANTOR) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Destin Development Co., Inc., a Delaware Corporation (GRANTEE), the following described real estate, situated in Shelby County, Alabama to-wit:

Commence at a 3" capped pipe found in place at the Northeast corner of the NE 1/4 of NW 1/4, Section 6, T-20S, R-2W which is the point of beginning of the tract of land herein described; thence run Southerly along the East boundary line of said 1/4-1/4 Section a distance of 191.85 feet to a point on the Northwest right-of-way line of Amphitheater Road; thence continue along said 1/4-1/4 Section Line and the Easterly right-of-way line of said Amphitheater road a distance of 82.21 feet to a point; thence turn an angle of 119 deg. 32 min. 25 sec. left to the tangent of a curve to the right; thence continue along said right-of-way line along said curve to the right (concave Southeasterly and having a radius of 547.21 feet and a central angle of 10 deg. 10 min. 47 sec.) for an arc distance of 97.22 feet to a point; thence continue along said right-of-way along the tangent of said curve a distance of 62.54 feet to a point; thence continue along said right-of-way along a curve to the right (concave Southeasterly and having a radius of 605.24 feet and a central angle of 20 deg. 46 min. 59 sec.) for an arc distance of 219.54 feet to a point; thence continue along said right-of-way along the tangent of said curve a distance of 187.88 feet to a point; thence continue along said right-of-way along a curve to the left (concave Northwesterly and having a radius of 467.0 feet and a central angle of 48 deg. 50 min. 42 sec. for an arc distance of 398.12 feet to a point on the North boundary line of the NW 1/4 of NE 1/4 of said Section 6; thence turn an angle of 130 deg. 30 min. 00 sec. left from the tangent of said curve and run Westerly along said North boundary line a distance of 906.95 feet to the Point of Beginning. Said Tract of land is lying in the NW 1/4 of NE 1/4, Section 6, T20S, R-2W and contains 3.3 acres.

The property conveyed in this deed is conveyed subject to:

1. Ad valorem taxes due and payable October 1, 1990.
2. Transmission line permit to Alabama Power Company as shown by instruments recorded in Deed Book 101, Page 506 in said Probate Office.
3. Right of way granted to Postal Telegraph Cable Co. by instrument recorded in Deed Book 80, Page 37 in said Probate Office.
4. Right of way set out in Deed Book 103, Page 15 in said Probate Office.
5. Mineral and mining rights not owned by the Grantor.

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, except those noted above, that it has 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.

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IN WITNESS WHEREOF, Sam H. Hatfield as Vice President of Oak Mountain Properties, Inc. has caused this conveyance to be executed on this the 10th day of January, 1990.

ATTEST:

OAK MOUNTAIN PROPERTIES, INC.

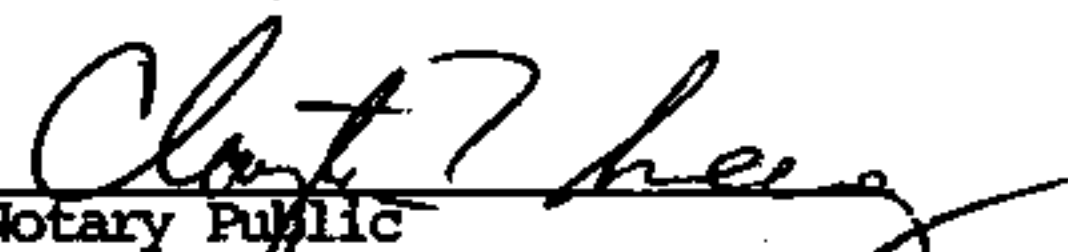

John McGeever - Secretary

By: 
Sam H. Hatfield
Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Sam H. Hatfield whose name as the Vice President of OAK MOUNTAIN PROPERTIES, INC., an Alabama 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 for and as the act of said corporation.

Given under my hand this 10th day of January, 1990.


Notary Public

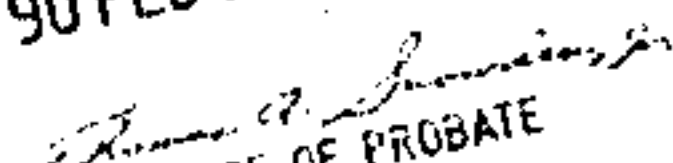
My Commission Expires: 5/29/91

This instrument was prepared by:
Clayton T. Sweeney
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Destin Development Co., Inc.
P.O. Box 99
Destin, FL 32541

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 FEB 21 AM 8:32


JUDGE OF PROBATE

1. Deed Tax	\$ 166.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
1. Indexing Fee	\$ 3.00
1. No Tax Fee	\$
3. Certified Fee	\$ 1.00
Total	\$ 175.50