

1768

This Instrument Prepared By:
James F. Burford, III, Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
Dogwood Properties, Inc.
276 Snow Drive
Birmingham, AL 35209

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Fifty Thousand & No/100 Dollars (\$50,000.00) ~~plus assumption of mortgage~~ ^{equity} to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, JOHN D. BAIRD, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto DOGWOOD PROPERTIES, INC. (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated by reference herein for legal description.

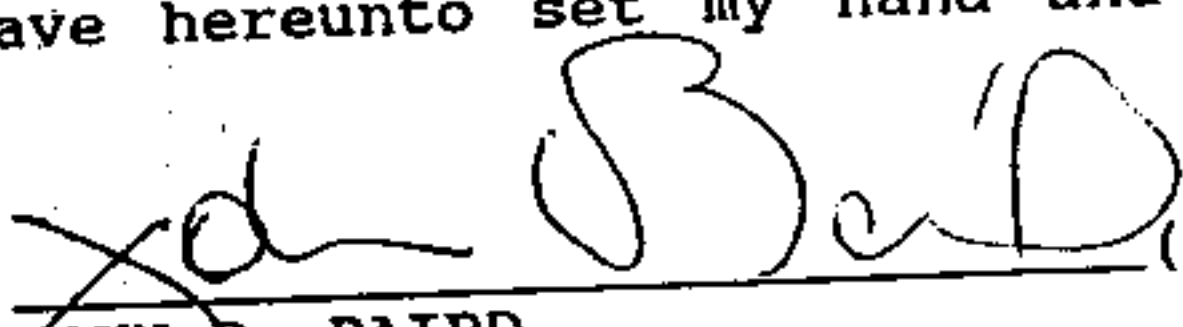
John D. Baird and John David Baird are one and the same person.

The property conveyed herein is not the homestead of the Grantor.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

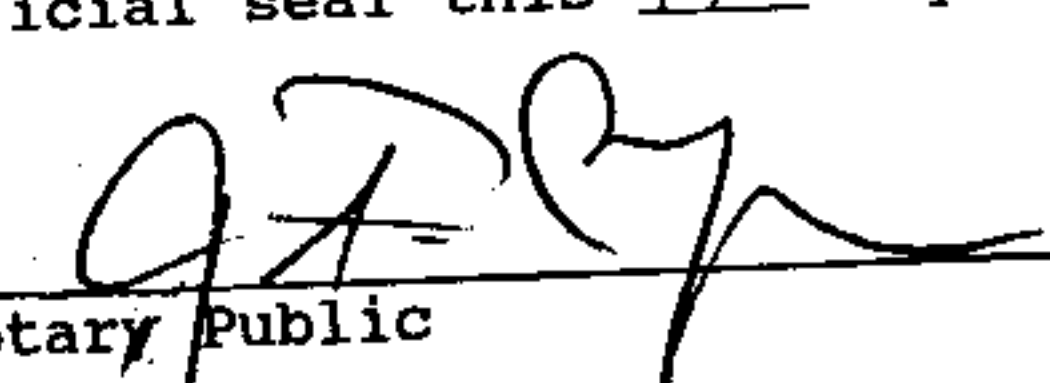
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14 day of May, 1990.


JOHN D. BAIRD (L.S.)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, James F. Burford, III, a Notary Public in and for said County, in said State, hereby certify that JOHN D. BAIRD, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of May, 1990.


Notary Public

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

SCHEDULE A CONT'D:
LEGAL DESCRIPTION:

PARCEL I:

The Southeast Quarter of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING:

Exception 1:

A part of the S 1/2 of the SE 1/4 of Section 13, Township 21 South, Range 3 West, described as follows: Commence at the SW corner of the S 1/2 of said SE 1/4, said point being the point of beginning; thence run Northwardly along the West line thereof for a distance of 970.0 feet; thence turn an angle to the right of 131 degrees 30 minutes for a distance of 480.0 feet; thence an angle to the left of 16 degrees 30 minutes for a distance of 330.0 feet; thence turn an angle to the left of 43 degrees 20 minutes for a distance of 640.0 feet; thence turn an angle to the right of 90 degrees 00 minutes for a distance of 510.0 feet; thence turn an angle to the left of 90 degrees 00 minutes for a distance of 170.0 feet; thence turn an angle to the right of 78 degrees 00 minutes for a distance of 457.91 feet to the South line of said S 1/2; thence turn an angle to the right of 123 degrees 51 minutes 31 seconds and Westwardly along said South line for a distance of 1822.58 feet to the point of beginning.

Exception 2:

Begin at the SE corner of the SE 1/4 of the SE 1/4 of Section 13, Township 21 South, Range 3 West; thence run Northerly along the East line of said 1/4-1/4 for a distance of 994.04 feet; thence turn an angle to the left of 90 degrees 00 minutes for a distance of 592.11 feet; thence turn an angle to the left of 90 degrees 00 minutes for a distance of 20.31 feet; thence turn an angle to the right of 90 degrees 00 minutes for a distance of 525.00 feet; thence turn an angle to the left of 20 degrees 37 minutes 11 seconds for a distance of 290.79 feet; thence turn an angle to the left of 87 degrees 02 minutes 35 seconds for a distance of 510.00 feet; thence turn an angle to the left of 90 degrees 00 minutes for a distance of 130.39 feet; thence turn an angle to the right of 90 degrees 00 minutes 02 seconds for a distance of 381.22 feet; thence turn an angle to the left of 68 degrees 46 minutes 27 seconds for a distance of 996.36 feet to the point of beginning.

PARCEL II:

AND
Lots 20, 21, 22, 24, ~~and 25~~, according to the recorded map of DOGWOOD FOREST, SECOND PHASE, as recorded in Map Book 13, Page 91, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

CONTINUED ON NEXT PAGE . . .

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

SCHEDULE A, CONTINUED
LEGAL DESCRIPTION, CONTINUED

PARCEL III:

Begin at the SW corner of the NW 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 3 West; thence run Northerly along the West line of said 1/4-1/4 for a distance of 312.67 feet; thence turn an angle to the right of 110 degrees 10 minutes 01 seconds for a distance of 715.94 feet to the right of way of a paved public road; thence turn an angle to the right of 112 degrees 15 minutes 40 seconds and run along said right of way for a distance of 132.59 feet; thence turn an angle to the right of 30 degrees 49 minutes 51 seconds for a distance of 587.29 feet to the point of beginning.
According to survey of Karl Hager, RLS #11848, dated October 20, 1987.

PARCEL IV:

Commence at the SW corner of the NW 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Northerly along the West line of said 1/4-1/4 for a distance of 312.67 feet to the point of beginning; thence continue along the last described course for a distance of 175.35 feet; thence turn an angle to the right of 109 degrees 51 minutes 58 seconds for a distance of 852.89 feet to the Westerly right of way of Chestnut Drive; thence turn an angle to the right of 112 degrees 01 minutes 27 seconds and run along said right of way for a distance of 180.0 feet; thence turn an angle to the right of 50 degrees 37 minutes 40 seconds for a distance of 6.16 feet; thence turn an angle to the right of 17 degrees 38 minutes 57 seconds for a distance of 715.94 feet to the point of beginning.
According to survey of Karl Hager, RLS #11848.

PARCEL V:

Commence at the SW corner of the NW 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Northerly along the West line of said 1/4-1/4 for a distance of 488.02 feet; thence turn an angle to the right of 109 degrees 51 minutes 58 seconds for a distance of 231.71 feet to the point of beginning; thence continue along the last described course for a distance of 180.91 feet; thence turn an angle to the left of 67 degrees 58 minutes 51 seconds for a distance of 755.81 feet to a point on the Southwesterly right of way of Chestnut Circle; thence turn an angle to the left of 33 degrees 38 minutes 34 seconds and run along said right of way for a distance of 168.70 feet; thence turn an angle to the left of 96 degrees 21 minutes 14 seconds for a distance of 842.32 feet to the point of beginning.
According to survey of Karl Hager, L.S. #11848. PLEASE NOTE THAT THE CONVEYANCE OF THIS PARCEL V IS ONLY BY QUITCLAIM AND THERE IS NO WARRANTY OF TITLE TO THE SAID PARCEL V.
CONTINUED ON NEXT PAGE . . .

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

SCHEDULE A, CONTINUED
LEGAL DESCRIPTION, CONTINUED

PARCEL VI:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Eastwardly along the North line of said 1/4-1/4 for a distance of 265.0 feet to the point of beginning; thence turn an angle to the left of 59 degrees 47 minutes 12 seconds for a distance of 90.22 feet to the Southerly right of way of Chestnut Circle, said point also being the point of beginning of a curve to the left, having a radius of 240.0 feet, a central angle of 36 degrees 14 minutes 43 seconds and an arc length of 151.54 feet; thence turn an angle to the right of 82 degrees 20 minutes 53 seconds as measured to the chord of said curve and run along the chord of said curve for a distance of 149.31 feet to the point of a reverse curve having a radius of 220.0 feet, a central angle of 30 degrees 05 minutes 26 seconds and an arc length of 115.54 feet; thence turn an angle to the left as measured from the chord and run along the chord of said reverse curve for a distance of 114.22 feet; thence turn an angle to the right as measured from the chord of said curve of 104 degrees 01 minutes 00 seconds for a distance of 908.87 feet to the West line of said 1/4-1/4; thence turn an angle to the right of 142 degrees 34 minutes 21 seconds and run Northerly along said West line for a distance of 587.86 feet; thence turn an angle to the right of 93 degrees 06 minutes 06 seconds for a distance of 265.27 feet; thence turn an angle to the left of 93 degrees 11 minutes 17 seconds for a distance of 180.0 feet to the point of beginning. According to survey of Karl Hager, RLS #11848.

PARCEL VII:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Northwardly along the West line of said 1/4-1/4 for a distance of 821.75 feet to the point of beginning; thence continue along the last described course for a distance of 170.90 feet; thence turn an angle to the right of 131 degrees 39 minutes 38 seconds for a distance of 507.30 feet; thence turn an angle to the left of 16 degrees 03 minutes 18 seconds for a distance of 105.00 feet; thence turn an angle to the right of 96 degrees 11 minutes 36 seconds and run Southwestwardly along the radial of a cul-de-sac for a distance of 344.46 feet to the right of way of Chestnut Circle, said point being on a cul-de-sac with a radius of 50.0 feet; thence run Westwardly along the arc of said cul-de-sac for a distance of 50.40 feet, said arc having a central angle of 57 degrees 45 minutes 04 seconds; thence leaving said cul-de-sac on a radial run for a distance of 558.10 feet to the point of beginning. According to survey of Karl Hager, RLS #11848.

EXHIBIT "A" - PAGE 4 of 4

PARCEL VIII

Commence at the S.W. corner of the N.W. 1/4, of the N.E. 1/4, of Section 24, Township 21 South, Range 3 West; thence run Northwardly along the West line thereof for a distance of 488.02'; thence turn an angle to the right of 109 degrees 51' 58" for a distance of 412.62' to the Point of Beginning of Lot 3 Dogwood Forest an unrecorded subdivision more particularly described as follows: continue along the last described course for a distance of 439.27' to the Westerly R/W of Chestnut Drive; thence turn an angle to the left 67 degrees 58' 51" and run along said R/W for a distance of 237.14'; thence turn an angle to the left of 90 degrees 00' 00" for a distance of 407.25'; thence turn an angle to the left of 90 degrees 00' 00" for a distance of 401.81' to the Point of Beginning. According to survey of Karl Hager, R.L.S. #11848. PLEASE NOTE THAT THE CONVEYANCE OF THIS PARCEL VIII IS ONLY BY QUITCLAIM AND THERE IS NO WARRANTY OF TITLE TO THE SAID PARCEL VIII.

The Grantee herein expressly assumes and agrees to pay that certain mortgage to First Alabama Bank - Shelby County dated April 17, 1990 and filed for record with the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 292 PAGE 825

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

90 MAY 24 AM 9:09

JUDGE OF PROBATE

1. Deed Tax	\$ 50.00
2. Mtg. Tax	\$ 10.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 64.00

[Handwritten signature]