

This instrument prepared in
the Corporate Real Estate
Dept. of Alabama Power Co.
Birmingham, Ala.

By J. H. Rouse

85, 286

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS THAT: For and in consideration of the conveyance of other like-kind, and equal value, real estate in Shelby County, Alabama, to Alabama Property Company, a corporation (Grantor), by Charles Boles and wife, Elaine Boles (Grantee), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee (subject to the reservations, exceptions and encumbrances hereinafter set forth), together with every contingent remainder and right of reversion, the following described lands located in Shelby County:

Lot 12A, being a part of Lot 12, Sector "A" of The Homestead, as recorded in Map Book 8, Page 167, in the Office of Judge of Probate of Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said Lot 12; thence run Northwesterly along the West line of said Lot 12 a distance of 106.85 feet; thence turn right 88 degrees 23 minutes 52 seconds and run Northeasterly 412.50 feet; thence turn right 74 degrees 44 minutes 15 seconds and run Southeasterly 48.70 feet; thence turn left 03 degrees 24 minutes 09 seconds and run Southeasterly 76.30 feet; thence turn right 110 degrees 16 minutes 02 seconds and run Southwesterly 452.90 feet to the point of beginning.

Also, an easement for ingress and egress, described as follows: Commence at the Southwest corner of Lot 12, Sector "A" of The Homestead, as recorded in Map Book 8, Page 167, in the office of Judge of Probate of Shelby County, Alabama; thence run Northwesterly along the West line of said Lot 12, a distance of 106.65 feet to the point of beginning of said easement; thence continue last described course 78.35 feet to a point on the South right of way of Vick Circle, said point being on a clockwise curve having a central angle of 42 degrees 50 minutes and a

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12 - Vick Circle
Wilsonville Al.
35186

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radius of 25.0 feet; thence run along the arc of said curve 18.69 feet to a point on a counterclockwise curve having a central angle of 04 degrees 31 minutes 12 seconds and a radius of 50.0 feet; thence run along the arc of said curve 3.94 feet; thence turn right 51 degrees 41 minutes 13 seconds from tangent and run Southeasterly 68.56 feet; thence turn right 91 degrees 36 minutes 08 seconds and run Southwesterly 20.0 feet to the point of beginning.

Also conveyed hereby is a temporary easement over the existing gravel drive crossing Lot 12B, Sector "A" of the Homestead, as recorded in Map Book 8, Page 167, in the Probate Office of Shelby County, Alabama, as shown on survey of Amos Cory, RLS #10550, dated January 16, 1991, as attached as Exhibit "A" hereto. Said temporary easement shall revert to grantors, Raymond R. Burch and wife, Betty V. Burch, upon construction of driveway over the above described easement or upon May 8, 1991, whichever shall occur first.

Such lands are conveyed (a) subject to the easements for any roads or other utility easements, other easements, public or private, whether or not of records, and (b) subject to ad valorem taxes due October 1, 1991 (which will be paid by Grantee).


TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the Grantee, forever.

IN WITNESS WHEREOF, Alabama Property Company by Randy S. Hardigree, its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal this the 31st day of January, 1991.

ATTEST


Its Assistant Secretary

ALABAMA PROPERTY COMPANY


Its Vice President

APPROVED AS TO FORM
BALCH & BINGHAM


By: 

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, J. H. Rouse, a Notary Public, State at Large, in said State, hereby certify that Randy S. Hardigree, whose name as Vice President of Alabama Property Company, is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he, in his capacity as such officer, executed the same voluntarily on the day the same bears date.

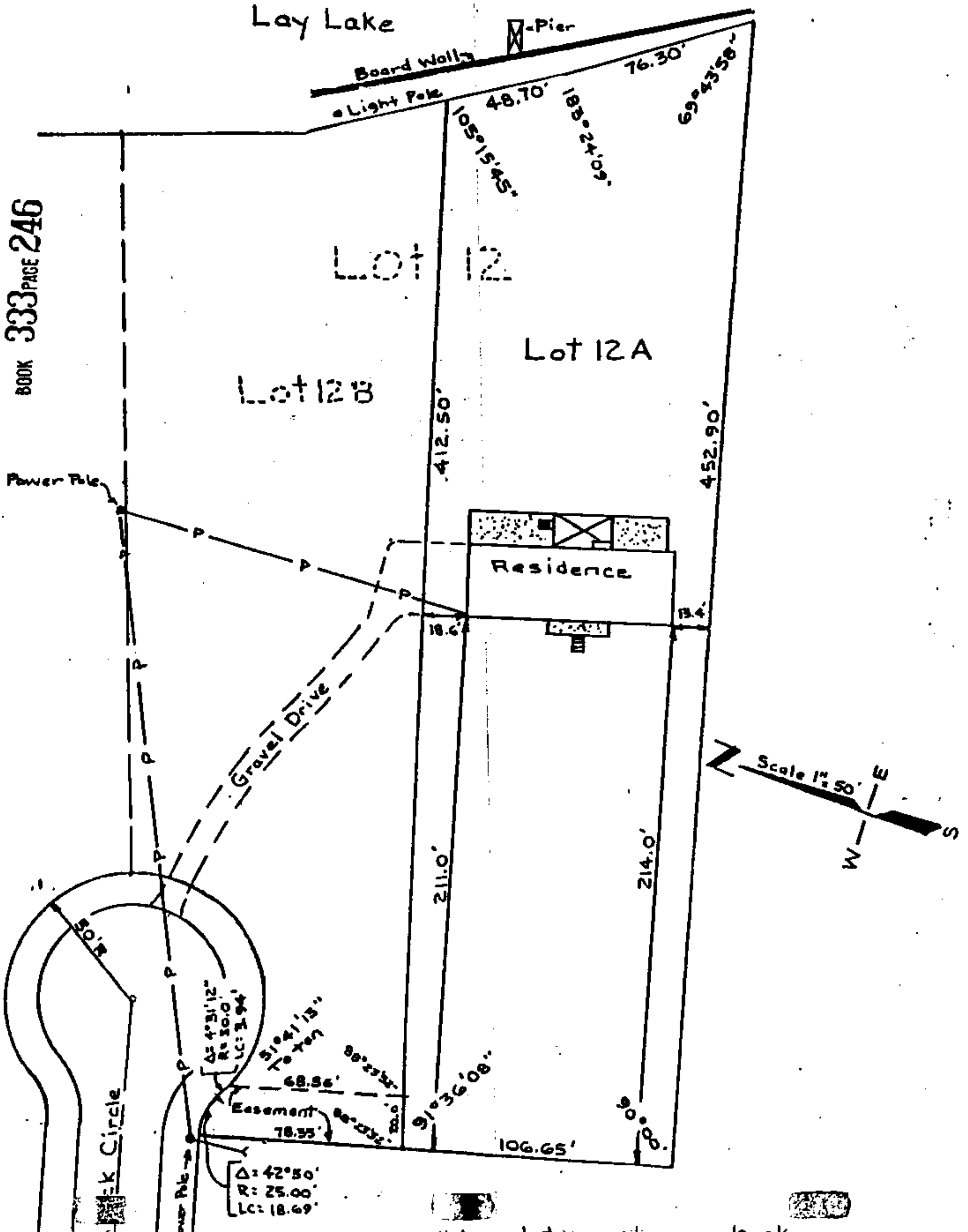
Given under my hand this the 31st day of January, 1991.


Notary Public, State at Large

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Exhibit 'A'

Lay Lake



State of Alabama
Shelby County

A survey of Lot 12A, being a part of Lot 12, Sector "A" of The Homestead, as recorded in Map Book 8, Page 167, in the Office of Judge of Probate of Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said Lot 12;
Thence run Northwesterly along the West line of said Lot 12 a distance of 106.65 feet;
Thence turn right 88 deg. 23 min. 52 sec. and run Northeasterly 412.50 feet;
Thence turn right 74 deg. 44 min. 15 sec. and run Southeasterly 48.70 feet;
Thence turn left 03 deg. 24 min. 09 sec. and run Southeasterly 76.30 feet;
Thence turn right 110 deg. 16 min. 02 sec. and run Southwesterly 452.90 feet to the Point of Beginning.

ALSO an easement for Ingress and Egress, described as follows;

Commence at the Southwest corner of said Lot 12;
Thence run Northwesterly along the West line of said Lot 12 a distance of 106.65 feet to the Point of Beginning of said easement;
Thence continue last described course 78.35 feet to a point on the South right of way of Vick Circle, said point being on a clockwise curve having a central angle of 42 deg. 50 min. and a radius of 25.0 feet;
Thence run along the arc of said curve 18.69 feet, to a point on a counter clockwise curve having a central angle 04 deg. 31 min. 12 sec. and a radius of 50.0 feet;
Thence run along the arc of said curve 3.94 feet;
Thence turn right 51 deg. 41 min. 13 sec. from tangent and run Southeasterly 68.56 feet;
Thence turn right 91 deg. 36 min. 08 sec. and run Southwesterly 20.0 feet to the Point of Beginning.

I, Amos Cory, a Registered Land Surveyor, hereby certify that this is a true and correct plat or map of the above described property, that the improvements are located within the boundaries of said property, that there are no encroachments from adjoining properties; except as shown.

The above described property is within a special flood hazard area.

The Alabama Power Company flood elevation is 403. Basement elevation is 400.10, Main floor elevation is 409.7

According to my survey this 16th day of January 1991.

JOB#: 91-019
FB/PG: 427/28

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

91 MAR 12 PM 3:24

JUDGE OF PROBATE

Amos Cory, P.L.S. #10550

1. Deed Tax ——— \$ 86.00
2. Mtg. Tax ——— \$
3. Recording Fee ——— \$ 12.50
4. Indexing Fee ——— \$ 3.00
5. No Tax Fee ——— \$
6. Certified Fee ——— \$ 1.00
Total ——— \$ 102.50

