

SEND TAX NOTICE TO:

(Name) Sanford Parks
307 Ascott Road
(Address) Birmingham, AL 35209

31888

This instrument was prepared by

(Name) N. Clifford M. Spencer, Jr.

(Address) 1010 Commerce Center, 2027 First Avenue North, Birmingham, Alabama 35203

Form 1-1-37 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

1994-00398

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS:
JEFFERSON COUNTY }

That in consideration of....Ten Dollars. (\$10.00)....and other good and valuable consideration.....

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Sanford Parks and wife, Nell W. Parks

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Sanford W. Parks and Sanford W. Parks as Custodian under the Alabama Uniform Transfers to Minors Act for Kent W. Parks, as tenants in common, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

An undivided 8/50 of the property described in Exhibit A attached hereto.

SUBJECT TO:

- (1) Current ad valorem taxes.
- (2) Transmission Line Permits to Alabama Power Company as follows: dated May 20, 1937, recorded in Deed Book 103, Page 473; dated March 2, 1949 recorded in Deed Book 138, Page 326; dated August 25, 1928, recorded in Deed Book 86, Page 553; dated May 25, 1927, recorded in Deed Book 82, Page 203; dated September 18, 1962, recorded in Deed Book 223, Page 108; dated February 19, 1948, recorded in Deed Book 133, Page 363; dated May 20, 1937, recorded in Deed Book 103, Page 471, all in Probate Office of Shelby County, Alabama.
- (3) Right of way deeds to Shelby County recorded in Probate Minute Book 23, Page 265 and in Deed Book 211, Page 155, all in said Probate Office.
- (4) Railroad right-of-way dated November 22, 1886, recorded in Deed Book 8, Page 561 in said Probate Office.

01/06/1994-00398
11:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 49.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that I (we) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 31st day of December, 1991.

.....(Seal)

Sanford Parks (Seal)
SANFORD PARKS

.....(Seal)

Nell W. Parks (Seal)
NELL W. PARKS

.....(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sanford Parks and wife, Nell W. Parks, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, A. D. 1991.

Clifford M. Spencer Jr.
Notary Public

EXHIBIT A

Exhibit A
Begin at the N.E. corner of Section 4, Township 18 South, Range 1 East and run in a southerly direction along the Easterly line of said section a distance of 948.36 feet to a point on the northwesterly line of Shelby County No. 41, said point also being on a curve to the right having a radius of 2007.50 feet and a central angle of $8^{\circ} 23' 55''$; thence $53^{\circ} 04' 20''$ to the right (angle measured to tangent) in a Southwesterly direction along the northerly line of Shelby County No. 41 and along the arc of said curve a distance of 294.27 feet to a point, said point being the P.C.C. (point of compound curve) of a curve to the right having a radius of 1253.07 feet and a central angle of $19^{\circ} 28' 30''$; thence in a Southwesterly direction along said R.O.W. line and along the arc of said curve a distance of 425.92 feet to the P.T. (point of tangent) of said curve; thence in the tangent of said curve and in a Southwesterly direction along said R.O.W. line a distance of 1139.09 feet to a point; thence $0^{\circ} 39'$ to the left in a Southwesterly direction along said R.O.W. line a distance of 366.64 feet to the P.C. (point of curve) of a curve to the left having a radius of 1270.21 feet and a central angle of $11^{\circ} 22'$; thence in a Southwesterly direction along said R.O.W. line and along the arc of said curve a distance of 251.99 feet to a point, said point being the P.C.C. (point of compound curve) of a curve to the left having a radius of 3350.83 feet and a central angle of $0^{\circ} 02' 23''$; thence in a Southwesterly direction along said R.O.W. line and along the arc of said curve a distance of 2.46 feet to a point; thence $83^{\circ} 00' 23''$ to the right (angle measured to tangent) in a Northwesterly direction a distance of 274.40 feet to a point; thence $13^{\circ} 02' 23''$ to the left in a Northwesterly direction a distance of 246.50 feet to a point; thence $88^{\circ} 21' 21''$ to the left in a Southwesterly direction a distance of 372.23 feet to a point; thence $8^{\circ} 08'$ to the left in a Southwesterly direction a distance of 538.87 feet to a point; thence $85^{\circ} 35'$ to the left in a Southeasterly direction a distance of 118.83 feet to a point; thence $98^{\circ} 18'$ to the right in a Southwesterly direction a distance of 755.54 feet to a point on the Northeasterly R.O.W. line of the Central of Georgia Railroad, said point also being on a curve to the right having a radius of 3113.73 feet and a central angle of $1^{\circ} 46' 45''$; thence $113^{\circ} 02' 15''$ to the right (angle measured to tangent) in a Northwesterly direction along said R.O.W. line and along the arc of said curve a distance of 96.69 feet to the P.T. (point of tangent) of said curve; thence in the tangent of said curve in a Northwesterly direction along said R.O.W. line a distance of 481.19 feet to a point on the easterly line of the S.W. 1/4 of the N.W. 1/4 of Section 4, Township 18 South, Range 1 East; thence $10^{\circ} 36' 21''$ to the right in a northerly direction along the easterly line of said 1/4 - 1/4 section a distance of 495.12 feet to the NE corner of said 1/4 - 1/4 section; thence $89^{\circ} 04' 16''$ to the left in a westerly direction along the northerly line of said 1/4 - 1/4 section a distance of 93.01 feet to a point on the Northeasterly R.O.W. line of the Central of Georgia Railroad; thence $78^{\circ} 27' 55''$ to the right in a Northwesterly direction along said R.O.W. line a distance of 258.02 feet to the P.C. (point of curve) of a curve to the left having a radius of 970.48 feet and a central angle of $27^{\circ} 29' 30''$; thence in a Northwesterly direction along said R.O.W. line and along the arc of said curve a distance of 465.66 feet to the P.T. (point of tangent) of said curve; thence in the tangent of said curve in a Northwesterly direction along said R.O.W. line a distance of 827.50 feet to a point on the northerly line of Section 4, Township 18 South, Range 1 East; thence $129^{\circ} 00' 53''$ to the right in an easterly direction along the northerly line of said section a distance of 4788.91 feet to the point of beginning.

Containing 6,446,706.41 square feet or 148.00 acres.

SHOAL CREEK ASSOCIATION, a partnership

BY: Charles L. Denaburg, Partner

Francis H. Hare, Jr.