

This instrument was prepared by:  
Sylvia M. Perdue  
3201 Lorna Road  
Birmingham, Alabama 35216

Warranty Deed

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Four Hundred Fourteen Thousand Eight Hundred Ten and no/100 (\$414,810.00) \_\_\_\_\_ DOLLARS,  
to the undersigned grantor, **AWFREY BUILDING CORPORATION**

(herein referred to as **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

**SUMMER BROOK PARTNERSHIP  
AN ALABAMA GENERAL PARTNERSHIP**

(herein referred to as **GRANTEE**, whether one or more), the following described real estate, situated in

Shelby County, Alabama to wit:

All that property described in attached Exhibit "A" is made a part hereof.

The above property is conveyed subject to all easements, restrictions, covenants and rights of way of Record.

Grantee's Address: 3201 Lorna Road  
Birmingham, Alabama 35216

**TO HAVE AND TO HOLD**, To the said **GRANTEE**, his, her or their heirs and assigns forever.

And said **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEE**, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a 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 be said **GRANTEE**, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **GRANTOR** by its **EXECUTIVE VICE PRESIDENT** who is authorized to execute this conveyance, hereto set its signature and seal, this the 15th day of February, 1994.

**AWFREY BUILDING CORPORATION**

BY: Donald R. Slatton  
**DONALD R. SLATTON, EXECUTIVE VICE PRESIDENT**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

Inst # 1994-05907  
02/23/1994-05907  
10:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 14.50

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **DONALD R. SLATTON** whose name as **EXECUTIVE VICE PRESIDENT** 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, executed the same voluntarily.

Given under my hand and official seal, this the 15th day of February, 1994.

Notary Public  
Notary Public

My Commission Expires  
October 8, 1997

EXHIBIT "A"

PARCEL I:

A parcel of land situated in the NW¼ of the NW¼ Section 11, NE¼ of the NE¼ Section 10, SE¼ of the SE¼ Section 3 and the SW¼ of the SW¼ Section 2, all in Township 21 South, Range 3 West, more particularly described as follows:

Beginning at the NW corner of the NE¼ of the NE¼ Section 10, Township 21 South, Range 3 West; thence South 86°19'08" East, along the North line of said section, a distance of 281.96 feet to a point; thence North 13°15'58" West, a distance of 336.96 feet to a point; thence North 68°36'12" East, a distance of 70.00 feet to a point on the West boundary of Bermuda Hills Second Sector, Fourth Addition; thence South 7°52'12" East, along said boundary, a distance of 183.00 feet to a point; thence South 40°45'12" East, along said boundary, a distance of 70.00 feet to a point; thence South 53°57'47" East, along said boundary, a distance of 106.47 feet to a point; thence South 85°44'55" East, along said boundary, a distance of 238.93 feet to a point; thence North 75°48'48" East, a distance of 81.12 feet to a point; thence North 14°36'13" West, a distance of 154.60 feet to a point on the South boundary of Bermuda Hills Second Sector, Second Addition; thence South 55°48'16" East, along said boundary, a distance of 172.11 feet to a point; thence South 87°02'12" East, along said boundary, a distance of 412.67 feet to a point; thence South 3°19'16" West, a distance of 34.91 feet to a point; thence South 81°35'42" East, a distance of 739.63 feet to a point; thence South 3°46'20" West, a distance of 65.00 feet to a point; thence South 33°52'47" West, a distance of 360.66 feet to a point; thence South 22°09'00" East, a distance of 400.00 feet to a point; thence South 1°44'17" West, a distance of 633.14 feet to a point; thence North 88°34'39" West, along the South line of the NW¼ of the NW¼ of Section 11, a distance of 677.76 feet to a point; thence North 86°09'01" West, along the South line of the NE¼ of the NE¼ of Section 10 and the North boundary of Cambridge Point and Applegate Manor, a distance of 1325.12 feet to a point; thence North 3°39'35" East, along the West line of said ¼-¼ Section and the East boundary of Shalimar Point, a distance of 1335.33 feet to the point of beginning.

Less and Except a cemetery described as follows:

Commence at the NW corner of the NE¼ of the NE¼ of Section 10, Township 21 South, Range 3 West; thence South 86°19'08" East, along said section line, a distance of 1327.74 feet to a point; thence South 29°27'57" East, a distance of 188.67 feet to a point for the point of beginning; thence North 83°10'16" East, a distance of 100.00 feet to a point; thence South 6°49'44" East, a distance of 115.00 feet to a point; thence South 83°10'16" West, a distance of 100.00 feet to a point; thence North 6°49'44" West, a distance of 115.00 feet to the point of beginning.

PARCEL II:

A parcel of land situated in the SE¼ of the SE¼ Section 3 and the SW¼ of the SW¼ Section 2, all in Township 21 South, Range 3 West, more particularly described as follows:

Commence at the NW corner of the NE¼ of the NE¼ of Section 10, Township 21 South, Range 3 West; thence South 86°19'08" East, along the North line of said section, a distance of 1327.74 feet to a point; thence North 3°46'20" East, a distance of 111.60 feet to the point of beginning; thence North 81°35'42" West, a distance of 76.69 feet to a point; thence North 3°19'16" East, a distance of 34.91 feet to a point on the East boundary of Bermuda Hills Second Sector, Second Addition; thence North 3°19'16" East, along said boundary, a distance of 115.10 feet to a point on the South boundary of Thompson Plantation and the South right of way of Tenth Street Southwest; thence South 87°05'00" East, a distance of 108.64 feet to a point of curve to the left having a central angle of 79°57'33", an arc distance of 251.20 feet, a radius of 180.00 feet, and a chord of North 52°56'13" East, a distance of 231.31 feet to the end of said curve; thence North 12°57'27" East, along said right of way, a distance of 328.77 feet to a point;



EXHIBIT "A", continued:

thence South 45°32'33" East, along said boundary, a distance of 190.00 feet to a point;  
thence North 75°04'07" East, along said boundary, a distance of 257.00 feet to a point;  
thence North 52°17'27" East, along said boundary, a distance of 95.02 feet to a point;  
thence North 18°40'10" West, along said boundary, a distance of 128.31 feet to a point;  
thence North 40°55'08" West, along said boundary, a distance of 125.00 feet to a point;  
thence North 40°55'08" West, along said boundary, a distance of 121.62 feet to a point;  
thence North 13°07'55" East, along said boundary, a distance of 89.47 feet to a point;  
thence North 36°23'19" East, along said boundary, a distance of 88.18 feet to a point;  
thence South 11°09'03" West, a distance of 138.00 feet to a point; thence South  
46°22'19" East, a distance of 215.26 feet to a point; thence South 36°51'55" East, a  
distance of 397.50 feet to a point; thence South 3°46'20" West, a distance of 153.4  
feet to a point; thence South 38°34'17" West, a distance of 530.00 feet to a point;  
thence North 81°35'42" West, a distance of 662.94 feet to the point of beginning.

All situated in Shelby County, Alabama.

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