

Prepared without benefit of survey or title insurance. Attorney makes no certification as to legal description or title to property.

Send Tax Notice To:
Dove Ridge Development, Inc.
P.O. Box 1205
Pelham, Alabama 35124

This instrument was prepared by:
Stephen B. Griffin
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Inst # 1994-08325

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Dollar (~~\$1.00~~ ^{\$1500}) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Charles Kenneth Acker, a married man** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Dove Ridge Development, Inc., an Alabama corporation**, (herein referred to as Grantees, whether one or more) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

This property does not constitute the homestead of the Grantor.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we 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 Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 4 day of March, 19 94.


CHARLES KENNETH ACKER

03/15/1994-08325
11:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 16.50

OKLAHOMA
STATE OF ~~ALABAMA~~)
PONTOTOC
COUNTY OF ~~SHELBY~~)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles Kenneth Acker, 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 date the same bears date.

Given under my hand and official seal, this the 4th day of MARCH, 1994.

Ruth Rogers
Notary Public
My commission expires: August 14, 1996

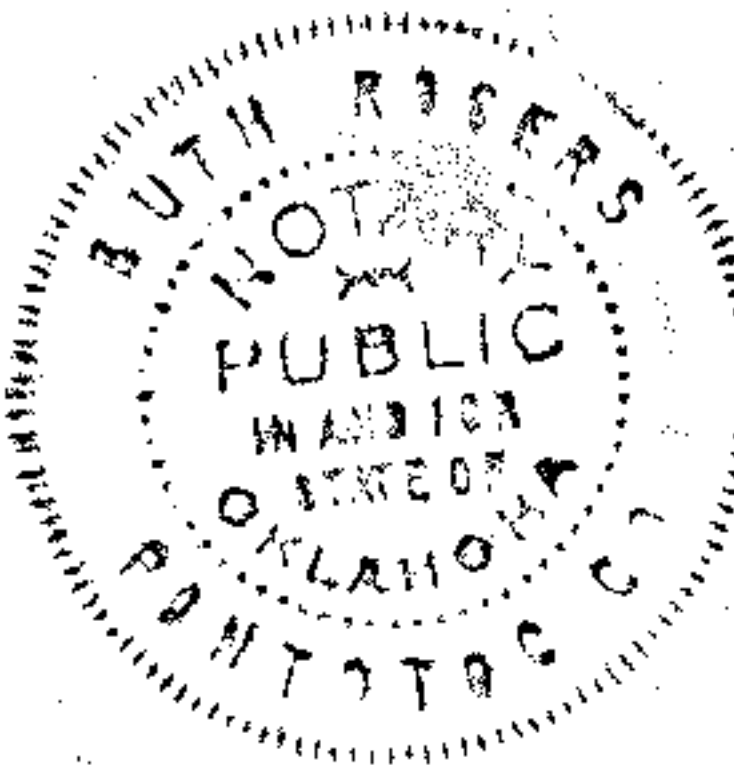


EXHIBIT A

Commence at the most southerly corner between Lots 231 and 232, Chandalar South Sixth Sector as recorded in Map Volume 7, Page 49, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a southwesterly direction for a distance of 120.00 feet (recorded) 120.08 feet (measured) along the southeasterly line of said Lot 231; thence turn an angle to the right of $25^{\circ}30'$ (recorded) $25^{\circ}32'43''$ (measured) and run in a southwesterly direction along the southline of Lot 231 for a distance of 98.31 feet to the point of beginning of the parcel herein described, said point being on the west line of the southwest quarter of the northeast quarter of Section 1, Township 20 South, Range 3 West; thence continue along last stated course for a distance of 21.70 feet; thence turn an angle to the right of $38^{\circ}00'00''$ (recorded) $37^{\circ}56'56''$ (measured) and run along the south line of Lot 231 and 230 for a distance of 130 feet (recorded) 130.02 feet (measured); thence turn an angle to the right of $40^{\circ}31'35''$ (recorded) $40^{\circ}31'14''$ (measured) and run along the southwesterly line of Lot 230 for a distance of 122.00 feet (recorded) 121.99 feet (measured); thence turn an angle to the right of $38^{\circ}30'00''$ (recorded) $38^{\circ}31'10''$ (measured) and run along the westerly line of said Lot 230 in a northerly direction for a distance of 128 feet (recorded) 128.07 feet (measured) to the southeasterly corner of Lot 228; thence turn an angle to the left of $80^{\circ}30'$ (recorded) $80^{\circ}29'48''$ (measured) and run along the southerly line of Lot 228 for a distance of 125.36 feet (recorded) 125.51 feet (measured) to the southeasterly corner of Lot 227; thence turn an angle to the right of $42^{\circ}15'45''$ and run in a northwesterly direction along the southwesterly line of Lot 227 for a distance of 106.51 feet (recorded) 106.42 feet (measured); thence turn an angle to the left of $90^{\circ}02'20''$ and run in a southwesterly direction along the southeasterly line of an open space and Lot 221 of said Chandalar South Sixth Sector for a distance of 146.65 feet to an angle point in Lot 221 of said Chandalar South Sixth Sector; thence turn an angle to the right of $51^{\circ}24'21''$ (recorded) $51^{\circ}25'04''$ (measured) and run in a northwesterly direction for a distance of 145.00 feet (recorded) 145.05 feet (measured) to an angle point on said Lot 221; thence turn an angle to the left of $43^{\circ}46'04''$ (recorded) $43^{\circ}46'20''$ (measured); thence run in a southwesterly direction for a distance of 193.17 feet (recorded) 193.19 feet (measured) to an angle point in said Lot 221; thence turn an angle to the left of $31^{\circ}12'57''$ and run in a southeasterly direction for a distance of 201.55 feet to the southeasterly corner of Lot 1 of Dove Ridge Ad to Chandalar South; thence left 85 degrees $34'13''$, 15.00 feet; thence right 90 degrees $30'$, 201.18 feet to the southeasterly corner of Lot 2 of Dove Ridge Ad to Chandalar South; thence right 80 degrees, 58.69 feet; thence right 36 degrees $36'41''$, 111.20 feet to a point on the southeasterly right-of-way line of Dalton Drive, a public street, said point being in a curve to the right having a radius of 513.44 feet, being concave northwesterly; thence run in a southwesterly direction along the arc of said curve for a distance of 12.47 feet to the end of said curve; thence run tangent to said reverse curve in a southwesterly direction along said right-of-way line for a distance of 52.85 feet to a point on the northeast line of Lot 201 Chandalar South Fifth Sector as recorded in Map Volume 6, Page 146,

in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of $82^{\circ}13'23''$ and run in a southeasterly direction along the northeast line of Lots 201 and 202 for a distance of 410.21 feet to the most easterly corner of Lot 202 of said subdivision; thence turn an angle to the right of $81^{\circ}23'30''$ (recorded) $81^{\circ}22'37''$ (measured) and run in a southwesterly direction along the southeast line of Lot 202 for a distance of 69.58 feet (recorded and measured) to a point on the northeast right-of-way line of Chandalar Lane, said point being on a curve concave to the southwest having a radius of 281.00 feet and a central angle of 17 degrees 06'53"; thence run in a southeasterly direction along the arc of said curve for a distance of 83.93 feet to a point being the northwest corner of Lot 1 of Dove Ridge Second Addition to Chandalar South; thence run northeasterly along said lot northwest line 145.30 feet; thence roght 100 degrees 47'22", 173.18 feet; thence left 67 degrees 19'25", 26.89 feet across an Alabama Power Company transmission line easement to the northwest corner of Lot 179 of Chandalar South Fourth Sector as recorded in Map Volume 6, Page 69, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of $1^{\circ}20'25''$ and run along the northwesterly line of said Lot 179 and Lots 180 and 181 of said Chandalar South Fourth Sector for a distance of 310.00 feet (recorded) 309.94 feet (measured); thence turn an angle to the right of $32^{\circ}30'$ (recorded) $32^{\circ}30'36''$ (measured) and run along the north line of Lots 181 and 182 of said Chandalar South Fourth Sector for a distance of 241.83 feet (recorded) 241.82 feet (measured); thence turn an angle to the left of $12^{\circ}15'00''$ (recorded) $12^{\circ}12'39''$ (measured) and run in a northeasterly direction along the northwesterly line of said Lots 183 and 184 Chandalar South Fourth Sector for a distance of 178.46 feet (recorded) 178.49 feet (measured); thence turn an angle to the left of $16^{\circ}50'00''$ (recorded) $16^{\circ}51'24''$ (measured) and run along the northwesterly line of said Lot 185 Chandalar South Fourth Sector for a distance of 150.00 feet (recorded) 150.09 feet (measured) to an angle point in said Lot 185; thence turn an angle to the right of $61^{\circ}15'00''$ (recorded) $61^{\circ}14'20''$ (measured) and run in a southeasterly direction along the north line of Lots 185 and 186 Chandalar South Fourth Sector for a distance of 128.88 feet to a point on the west line of the southwest quarter of the northeast quarter of Section 1, Township 20 South, Range 3 West; thence turn an angle to the left of $97^{\circ}58'03''$ and run in a northerly direction along the west line of said quarter-quarter section for a distance of 57.78 feet to the point of beginning. Containing 11.82 acres, more or less.

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