

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Inst # 1994-26019

08/22/1994-26019
01:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 SNA 12.00

KNOW ALL MEN BY THESE PRESENTS,

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

That in consideration of SEVENTY THREE THOUSAND EIGHT HUNDRED SIXTY THREE & NO/100---- (\$73,863.00) DOLLARS to the undersigned grantor, J. Harris Development Corporation a corporation, (herein referred to as the 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 Robert T. Mallory, DMD (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1107 TOWNHOUSE ROAD, SUITE A.
HELONA, AL. 35080

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, 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 the 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 Vice President, Jack A. Harris, who is authorized to execute this conveyance, hereto set its signature and seal, this the 15th day of August, 1994.

J. Harris Development Corporation
By: Jack A. Harris
Jack A. Harris, Vice President

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said state, hereby certify that Jack A. Harris whose name as the Vice President of J. Harris Development, a corporation, 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 for and as the act of said corporation.

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

Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

EXHIBIT "A"

A Parcel of land situated in Section 22 and 23, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found at the Southwest corner of Lot 15, Block 4, Dearing Downs 2nd Addition as recorded in Map Book 9, Page 33 in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Northwesterly direction along the Southwest line of said Lot 15 for a distance of 239.72 feet to a point; thence turn an angle to the left of 43 degrees 14 minutes 47 seconds and run in a Northwesterly direction for a distance of 28.00 feet to a point on a curve to the left having a central angle of 44 degrees 46 minutes 46 seconds and a radius of 88.68 feet; thence turn an angle to the right of 0 degrees 00 minutes 00 seconds to the radius of said curve and run in a Northeasterly direction along the arc of said curve for a distance of 69.31 feet to a point; thence run tangent to last stated curve for a distance of 137.53 feet to a point on a curve to the left having a central angle of 7 degrees 36 minutes 08 seconds and a radius of 738.57 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 98.00 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds from the tangent of last stated curve and run in a Southwesterly direction for a distance of 31.00 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a Northwesterly direction for a distance of 16.05 feet to the point of beginning; thence continue along last stated course for a distance of 130.62 feet to a point; thence turn an angle to the right of 10 degrees 39 minutes 44 seconds and run in a Northwesterly direction for a distance of 35.90 feet to a point; thence turn an angle to the left of 89 degrees 49 minutes 48 seconds and run in a Southwesterly direction for a distance of 137.84 feet to a point on a curve to the right having a central angle of 2 degrees 47 minutes 12 seconds and a radius of 2,926.51 feet, said point being on the Northeast right-of-way of Shelby County Highway No. 95; thence turn an angle to the left of 88 degrees 00 minutes 30 seconds to the chord of said curve and run in a Southeasterly direction along the arc of said curve and also along said right-of-way for a distance of 142.34 feet to a point; thence turn an angle to the left of 6 degrees 28 minutes 42 seconds from the chord of last stated curve and run in a Southeasterly direction along said right-of-way for a distance of 22.50 feet to a point; thence turn an angle to the left of 85 degrees 40 minutes 34 seconds and run in a Northeasterly direction leaving said right-of-way for a distance of 165.68 feet to the point of beginning.

According to the survey of Carl Daniel Moore, Reg. L.S. #12159, dated February 18, 1994.

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