

This Instrument was prepared by:

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1855 Data Drive, Suite 100  
Hoover, Alabama 35244

Send Tax Notice to:

✓ St. Charles Place  
c/o Mr. Greg Gilbert  
1855 Data Drive, Suite 100  
Hoover, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the delivery of a Purchase Money Mortgage in the amount of \$255,000.00 delivered simultaneously herewith, in hand paid by St. Charles Place, an Alabama General Partnership, (GRANTEE) receipt of which is hereby acknowledged, Helen Crow Mills and Helen J. Crow, (GRANTORS) do hereby grant, bargain, sell and convey unto the GRANTEE, the following described real estate situated, lying and being in the County of Shelby, State of Alabama, and being more particularly described on Exhibit "A", attached hereto.

Subject to current taxes, a lien but not yet payable.

Less and except mineral and mining rights.

Subject to easements, covenants and restrictions of record, if any.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever.

And the said GRANTORS, does for themselves and for their successors and assigns, covenant with the said GRANTEES, their successors and assigns, that they are lawfully seized in fee simple of said premises, and that it has a good right to grant and convey the aforesaid property and that no portion of the subject property

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constitute the homestead of either of the GRANTORS.

IN WITNESS WHEREOF, Helen Crow Mills and Helen J. Crow, who are duly authorized, have hereunto set their hands and seals, this the 6<sup>th</sup> day of December, 1994.

Helen Crow Mills  
HELEN CROW MILLS

Helen J. Crow by Helen  
HELEN J. CROW Crow Mills attorney  
in fact

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Helen Crow Mills and Helen J. Crow, whose names 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 foregoing conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 6<sup>TH</sup> day of December, 1994.

Janice F. Kent  
NOTARY PUBLIC

My Commission Expires: 8-12-97

## DESCRIPTION:

### PARCEL I

Commence at the northwest corner of the southeast one-quarter of the northwest one-quarter of Section 21, Township 20 South, Range 3 West; thence run south along the west line of said quarter-quarter section line for a distance of 226.84 feet to the point of beginning; thence turn an angle to the left of 154 degrees 40 minutes 28 seconds and run in a northeasterly direction along the southeasterly right-of-way line of an Alabama Power Company right-of-way for a distance of 555.18 feet; thence turn an angle to the right of 95 degrees 51 minutes 22 seconds and run in a southeasterly direction for a distance of 74.08 feet; thence turn an angle to the right of 20 degrees 35 minutes 56 seconds and run in a southeasterly direction for a distance of 733.00 feet; thence turn an angle to the left of 89 degrees 47 minutes 24 seconds and run in a northeasterly direction for a distance of 244.93 feet; thence turn an angle to the right of 86 degrees 11 minutes 51 seconds to the tangent of the following described course, said course being situated on a curve to the left, having a central angle of 02 degrees 38 minutes 02 seconds and a radius of 2506.06 feet; thence run along the arc of said curve in a southeasterly direction for a distance of 115.20 feet to the end of said curve; thence run along the tangent extended from said curve in a southeasterly direction for a distance of 192.82 feet; thence turn an angle to the right of 90 degrees 00 minutes 46 seconds and run in a southwesterly direction for a distance of 400.00 feet; thence turn an angle to the left of 97 degrees 47 minutes 34 seconds and run in a southeasterly direction for a distance of 604.48 feet; thence turn an angle to the left of 82 degrees 12 minutes 26 seconds and run in a northeasterly direction for a distance of 240.00 feet; thence turn an angle to the right of 90 degrees and run in a southeasterly direction for a distance of 307.83 feet; thence turn an angle to the right of 20 degrees 26 minutes 02 seconds and run in a southeasterly direction for a distance of 28.57 feet to the northeast corner of St. Charles Place as recorded in Map Book 17, Page 6 in the office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 90 degrees and run in a southwesterly direction along the northwesterly line of St. Charles Place for a distance of 321.44 feet; thence turn an angle to the right of 15 degrees 12 minutes 05 seconds and run in a southwesterly direction along the northwesterly line of St. Charles Place for a distance of 555.71 feet to its intersection with the south line of the southeast one-quarter of the northwest one-quarter of Section 21, Township 20 South, Range 3 West; thence turn an angle to the right of 09 degrees 54 minutes 11 seconds and run in a westerly direction along the south line of said quarter-quarter section for a distance of 909.11 feet to the southwest corner of said quarter-quarter section; thence turn an angle to the right of 88 degrees 53 minutes 40 seconds and run in a northerly direction along the west line of said quarter-quarter section for a distance of 1109.70 feet to the point of beginning. Said parcel contains 34.9523 acres.



## PARCEL II

Commence at the southwest corner of the northeast one-quarter of the northwest one-quarter of Section 21, Township 20 South, Range 3 West; thence run north along the west line of said quarter-quarter section for a distance of 6.92 feet to a point on the northwest right-of-way line of Alabama Power Company right-of-way and the point of beginning; thence continue north along the west line of the northeast one-quarter of the northwest one-quarter of said Section 21 for a distance of 662.01 feet; thence turn an angle to the right of 45 degrees 12 minutes 06 seconds and run in a northeasterly direction for a distance of 484.71 feet to a point on the southwesterly right-of-way line of Shelby County Highway No. 52; thence turn an angle to the right of 107 degrees 57 minutes 02 seconds and run in a southeasterly direction along the southwesterly right-of-way line of said Highway No. 52 for a distance of 160.46 feet to the point of commencement of a curve to the left, said curve having a central angle of 01 degree 19 minutes 32 seconds and a radius of 2086.99 feet; thence run along the arc of said curve and the southwesterly right-of-way line of said Highway No. 52 for a distance of 48.28 feet to it's intersection with the northwesterly right-of-way line of an Alabama Power Company right-of-way; thence turn an angle to the right from tangent extended from last described course of 59 degrees 14 minutes 25 seconds and run in a southwesterly direction along the northwesterly line of said right-of-way for a distance of 474.45 feet; thence turn an angle to the right of 05 degrees 41 minutes 06 seconds and run in a southwesterly direction along the northwesterly line of said right-of-way for a distance of 454.52 feet to the point of beginning. Said parcel contains 4.1932 acres.

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