

THIS INSTRUMENT PREPARED BY:
Robert H. Woodrow, III
Office of Counsel
820 Administration Building
Birmingham, AL 35294-0108

SEND TAX NOTICE TO:
Controller
University of Alabama at Birmingham
9th Floor Administration Building
Birmingham, AL 35294-0109

Inst # 1994-37294

STATE OF ALABAMA)

JEFFERSON COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Juanita H. Rubin ("Grantor"), a married individual, is the owner of the real estate described hereinbelow. Grantor has determined to make a charitable contribution of said real estate to The Board of Trustees of The University of Alabama, for The University of Alabama at Birmingham ("Grantee").

Now, therefore, in consideration of the foregoing recitals, Grantor does hereby grant, bargain, sell and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama:

Commence at the Southwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, run thence in an Easterly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 314.50 feet to the point of beginning. From the point of beginning thus obtained, thence turn an angle to the left of 63 degrees 12 minutes 30 seconds and run in a Northeasterly direction for a distance of 443.38 feet; thence turn an angle to the left of 59 degrees 36 minutes 47 seconds and run in a Northwesterly direction for a distance of 134.37 feet; thence turn an angle to the right of 41 degrees 14 minutes 26 seconds and run in a Northeasterly direction for a distance of 34.08 feet; thence turn an angle to the left of 74 degrees 43 minutes 19 seconds and run in a Northwesterly direction for a distance of 122.78 feet to the point of beginning of a curve to the left; said curve having a central angle of 25 degrees 19 minutes 54 seconds and a radius of 419.97 feet; thence run along the arc of said curve to the left in a Northwesterly direction for a distance of 185.68 feet to the end of said curve; thence run along the tangent, if extended to said curve, in a Northwesterly direction for a distance of 271.37 feet to the point of beginning of a curve to the left; said curve having a central angle of 55 degrees 55 minutes 11 seconds and a radius of 50 feet; thence run along the arc of said curve to the left in a Northwesterly and Southwesterly direction for a distance of 48.80 feet to the end of said curve; thence run along the tangent, if extended to said curve, in a Southwesterly direction for a distance of 137.28 feet to the point of beginning of a curve to the right; said curve having a central angle of 5 degrees 15 minutes 27 seconds and a radius of 1344.85 feet; thence run along the arc of said curve to the right in a Southwesterly direction for a distance of 123.40 feet; thence turn an angle to the left of 96 degrees

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09 minutes 12 seconds to the tangent of last described curve and run in a Southeasterly direction for a distance of 724.90 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Part of the South $\frac{1}{2}$ of the NE $\frac{1}{4}$, Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, and being more fully described as follows: Commence at the southeast corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, said Section 2; thence north along the east line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of 295 feet, more or less, to a point that is 120 feet southeasterly of and at right angles to the centerline of the relocation of Alabama Highway #119 and the point of beginning of the property herein to be conveyed; thence southwesterly along a curve to the left (concave southeasterly), having a radius of 1312.39 feet, parallel with said centerline of relocation, a distance of 87 feet, more or less, to the southwest property line; thence northwesterly along said southwest property line (crossing the centerline of said relocation at approximate Station 557+80), a distance of 230 feet, more or less, to the present southeast right of way line of Alabama Highway #119; thence northeasterly along said right of way line, a distance of 250 feet, more or less, to a radius connecting said right of way line to the south right of way line of 6th Avenue Southwest; thence northeasterly along said radius (to the right), a distance of 50 feet, more or less, to said south right of way line of 6th Avenue Southwest; thence easterly along said south right of way line, a distance of 600 feet, more or less, to the east property line, the traverse of a branch; thence meander southerly along said east property line (crossing the centerline of said relocation at approximately Station 564+70), a distance of 175 feet, more or less, to the southeast property line; thence southwesterly along said southeast property line, a distance of 68 feet, more or less, to a point on a line which extends from a point that is 180 feet southeasterly of and at right angles to said centerline at Station 562+00 to a point that is 175 feet southeasterly of and at right angles to said centerline at Station 564+80; thence southwesterly along said line, a distance of 290 feet, more or less, to said point that is 180 feet southeasterly of and at right angles to said centerline at Station 562+00; thence northwesterly, a distance of 195 feet, more or less, to a point that is 120 feet southeasterly of and at right angles to said centerline at Station 560+00; thence southwesterly along a curve to the left (concave southeasterly), having a radius of 1312.39 feet parallel with the centerline of said relocation, a distance of 35 feet, more or less, to the point of beginning.

Said strip of land lying in the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 2, T-21-S, R-3-W (herein called the "Property").

The Property is not a part of the homestead of the Grantor.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Taxes due and payable October 1, 1995.

2. Right of way granted to Alabama Power Company by instruments recorded in Deed Book 194, Page 61 and Deed Book 203, Page 256 in the Shelby County Probate Judge's Office.

Grantor does for herself and for her heirs, executors, administrators and assigns covenant with the Grantee that she is lawfully seized in fee simple of the Property; that it is free from all encumbrances, except as set forth above; that she has a good right to sell and convey the Property as aforesaid; and that Grantor will and her heirs, executors, and administrators shall warrant and defend the Property to the Grantee and its successors and assigns forever, against the claims of all persons.

IN WITNESS WHEREOF, Grantor has executed these presents on the 20th day of December, 1994.

GRANTOR

Juanita H. Rubin (SEAL)
Juanita H. Rubin

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Juanita H. Rubin, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of December, 1994.

Carolyn M. Reid
Notary Public

My Commission Expires: April 7, 1997

(SEAL)

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