

520,000

# THIS DEED PREPARED WITHOUT EVIDENCE OF TITLE.

This instrument was prepared by:  
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✓ Send Tax Notice to:  
EYRIE  
P. O. Box 189  
Pelham, AL 35124

## STATUTORY WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of TEN and No/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned **CONDOR CORPORATION**, an Alabama corporation ("Grantor"), in hand paid by **EYRIE**, an Alabama general partnership ("Grantee"), the receipt of which is acknowledged, the said Grantor does **GRANT, BARGAIN, SELL AND CONVEY** unto the Grantee, its successors and assigns, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Northwest 1/4 of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of the Northwest 1/4 of said Section 6; thence in a Southerly direction along the East line of said Northwest 1/4, a distance of 446.20 feet; thence 53 deg. 05 min. 00 sec. right, in a Southwesterly direction a distance of 832.0 feet to the point of beginning; thence continue along last described course a distance of 200.0 feet; thence 89 deg. 22 min. 58 sec. left, in a Southeasterly direction a distance of 222.83 feet to a point on a curve to the left, said curve having a radius of 1825.86 feet and a central angle of 4 deg. 37 min. 15 sec.; thence 90 deg. 11 min. 47 sec. left, to tangent of said curve; thence along arc of said curve, in a Northeasterly direction a distance of 147.25 feet to end of said curve; thence continue in a Northeasterly direction a distance of 55.55 feet; thence 85 deg. 48 min. 00 sec. left, in a Northwesterly direction, a distance of 213.90 feet to the point of beginning.

ALSO, A parcel of land located in the Northwest 1/4 of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of the Northwest 1/4 of said Section 6; thence in a Southerly direction along the East line of said Northwest 1/4 a distance of 446.20 feet; thence 53 deg. 05 min. 00 sec. right, in a Southwesterly

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direction a distance of 1032.0 feet to the point of beginning; thence continue along last described course a distance of 200.0 feet; thence 90 deg. left, in a Southeasterly direction a distance of 211.36 feet; thence 84 deg. 57 min. 30 sec. left, in a Northeasterly direction a distance of 50.62 feet to the beginning of a curve to the left, said curve having a radius of 1825.86 feet and a central angle of 4 deg. 37 min. 15 sec.; thence along arc of said curve, in a Northeasterly direction, a distance of 147.25 feet to end of said curve, thence 89 deg. 48 min. 13 sec. left, from tangent of said curve in a Northwesterly direction, a distance of 222.83 feet to the point of beginning; being situated in Shelby County, Alabama.

**SUBJECT TO:**

1. Ad Valorem taxes for the current year which are a lien, not yet due and payable.
2. Easements and building lines as shown on recorded map.
3. Existing liens, encumbrances, easements, restrictions, limitations, covenants, conditions, if any, of record.

Grantor is conveying Property "as is" - "where is". Grantor makes no representations and/or warranties as to the condition of the Property.

**TO HAVE AND TO HOLD** the said Property unto the Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

No word, words, or provisions of this instrument are intended to operate as to imply covenants of warranty except that the Grantor does hereby specially warrant the title to the Property against the lawful claims of all persons claiming by, through or under the Grantor.

**IN WITNESS WHEREOF**, the Grantor, by representative has hereto set its signature and seal, this 14th day of November, 1994.

**GRANTOR:**

**CONDOR CORPORATION**, an Alabama corporation

By:

  
**JIM BARNES**  
Its President

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JIM BARNES, whose name as President of Condor Corporation, an Alabama 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 President of said corporation, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 14<sup>th</sup> day of November, 1994.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 27, 1997

[SEAL]

My Commission Expires: \_\_\_\_\_

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