

value - \$500.00  
Prepared without benefit of survey or title insurance. Attorney makes no certification as to legal description or title to property.

THIS DEED IS A REPLACEMENT DEED FOR THAT DEED EXECUTED ON FEBRUARY 24, 1994 THAT WAS LOST AND NEVER RECORDED.

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

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

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Warranty Deed

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Inst # 1995-03910

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

THAT IN CONSIDERATION OF One Dollar (\$1.00) 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.

Inst # 1995-03910

02/13/1995-03910  
01:39 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 18.50

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 6 day of  
FEBRUARY, 19 95.

Charles Kenneth Acker  
CHARLES KENNETH ACKER

STATE OF OKLAHOMA )

COUNTY OF PONTOTOC )

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 6 day of FEBRUARY, 19 95.

William K. Byrnes  
Notary Public  
My commission expires: 1/14/99

# EXHIBIT "A"

Description of a parcel of land situated in Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

From the northeast corner of the northwest quarter of the southeast quarter of said Section 1, run thence in a southwesterly direction at an angle of  $46^{\circ}-14'-42''$  southwest of the east line of said quarter-quarter section for a distance of 183.69 feet; thence turn an angle to the right of  $89^{\circ}-41'-22''$  and run in a northwesterly direction for a distance of (682.00 feet, recorded) 681.68 feet (measured) to the point of beginning of the parcel herein described; thence turn an angle to the right of  $(81^{\circ}-04'-00'', \text{ recorded}) 80^{\circ}-59'-44''$  (measured) and run in a northeasterly direction for a distance of (488.00 feet, recorded) 488.60 feet (measured); thence turn an angle to the left of  $(90^{\circ}-00', \text{ recorded}) 90^{\circ}-10'-08''$  (measured) and run in a northwesterly direction for a distance of (110.0 feet, recorded) 109.6 feet (measured); thence turn an angle to the right of  $(90^{\circ}, \text{ recorded}) 90^{\circ}-01'-55''$  (measured) and run in a northeasterly direction for a distance of 55.00 feet; thence turn an angle to the left of  $90^{\circ}$  and run in a northwesterly direction for a distance of 140.00 feet; thence turn an angle to the right of  $90^{\circ}$  and run in a northeasterly direction for a distance of 120.00 feet; thence turn an angle to the left of  $(90^{\circ}, \text{ recorded}) 90^{\circ}-00'-43''$  (measured) and run in a northwesterly direction for a distance of 154.87 feet to the easternmost corner of Lot 235, Chandalar South Sixth Sector, as recorded in Map Volume 7 on Page 49 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of  $(90^{\circ}, \text{ recorded}) 89^{\circ}-50'-26''$  (measured) and run along the southeasterly line of said Lot 235 for a distance of (155.00 feet, recorded) 155.26 feet (measured); thence turn an angle to the right of  $53^{\circ}-53'-14''$  and run along the southern line of said Lot 235 for a distance of 160.54 feet to its southwest corner, said point being on the easterly right-of-way of a public road, said road being in a curve to the right having a radius of 304.75 feet and a central angle of  $7^{\circ}-43'-38''$ ; thence run in a southerly direction along said easterly right-of-way of said public road for a distance of 41.10 feet, the chord to said arc in said right-of-way line being 41.07 feet long and forming an angle with the previous call of  $93^{\circ}-51'-48''$ ; thence turn an angle to the right of  $(93^{\circ}-51'-48'', \text{ recorded}) 94^{\circ}-26'-57''$  (measured) from said chord and run in a northeasterly direction across said road for a distance of (60.00 feet, recorded) 59.54 feet (measured) to the southeasterlymost

corner of Lot 234 of said Chandalar South Sixth Sector; thence turn an angle to the left of  $(25^{\circ}-13'-54'', \text{ recorded}) 25^{\circ}-51'-43''$  (measured) and run along the southeast line of Lots 234 and 233 for a distance of 212.52 feet to the southwesterly corner of said Lot 233; thence turn an angle to the left of  $21^{\circ}-13'-26''$  and run in a southwesterly direction along the southeasterly line of Lot 232 for a distance of 147.95 feet to the southwesterly corner of said lot; thence turn an angle to the left of  $17^{\circ}-30'-00''$  and run in a southwesterly direction for a distance of (120.00 feet, recorded) 120.08 feet (measured) along the southeasterly line of Lot 231; thence turn an angle to the right of  $(25^{\circ}-30'-00'', \text{ recorded}) 25^{\circ}-32'-43''$  (measured) and run in a southwesterly direction along the south line of Lot 231 for a distance of 98.31 feet; thence turn an angle to the left of  $60^{\circ}-08'-44''$  and run in a southerly direction for a distance of 57.78 feet to a point on the north line of Lot 186, Chandalar South Fourth Sector as recorded in Map Book 6 at Page 69 in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an angle to the left of  $82^{\circ}-01'-57''$  and run in an easterly direction along the north line of said Lot 186 for a distance of 61.09 feet; thence turn an angle to the right of  $(38^{\circ}-15'-00'',$

recorded)  $39^{\circ}-16'-15''$  (measured) and run in a southeasterly direction along the northeasterly lines of Lots 186 and 187 for a distance of 302.16 feet to a PI point on the east line of Lot 187; thence turn an angle to the right of  $(81^{\circ}-35'-00'', \text{ recorded})$   $81^{\circ}-37'-09''$  (measured) and run in a southwesterly direction along the easterly line of Lot 187 for a distance of (84.18 feet, recorded) 84.19 feet (measured) to a PI point in the easterly line of Lot 187; thence turn an angle to the left of  $34^{\circ}-00'-00''$  and run in a southerly direction along the easterly line of said Lot 187 and Lot 189 for a distance of 166.54 feet to a PI point in the easterly line of Lot 189; thence turn an angle to the left of  $33^{\circ}-45'-00''$  and run in a southeasterly direction along the easterly line of said Lot 189 for a distance of (100 feet, recorded) 100.01 feet (measured) to the northeasterly corner of Lot 113, Chandalar South Second Sector as recorded in Map Volume 6 on Page 12 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of  $(31^{\circ}-00'-00'', \text{ recorded})$   $31^{\circ}-05'-33''$  (measured) and run along the northeasterly lines of Lots 113, 112 and 111, of said Chandalar South Second Sector for a distance of (282.00 feet, recorded) 281.69 feet (measured) to the northwesterly corner of Lot 87 of said Chandalar South Second Sector; thence turn an angle to the left of  $(49^{\circ}-30'-00'', \text{ recorded})$   $49^{\circ}-23'-52''$  (measured) and run along the northwesterly line of Lot 87 for a distance of (156.00 feet, recorded) 155.98 feet (measured); thence turn an angle to the left of  $100^{\circ}-41'-27''$  and run in a northwesterly direction for a distance of 414.56 feet; thence turn an angle to the right of  $67^{\circ}-54'-31''$  and run in a northeasterly direction for a distance of 218.82 feet; thence turn an angle to the right of  $98^{\circ}-08'-46''$  and run in a southeasterly direction for a distance of 216.22 feet to the point of beginning.

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