

Send tax notice to:  
Birmingham Realty Company  
2118 First Avenue North  
Birmingham, Alabama 35203

This instrument prepared by:  
John E. Hagefstration, Jr.  
Bradley, Arant, Rose & White  
2001 Park Place Tower, Suite 1400  
Birmingham, Alabama 35203

STATE OF ALABAMA )

SHELBY COUNTY )

05/18/1995-13002  
09:47 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 37.00

Inst # 1995-13002

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-One Thousand and No/100 Dollars (\$21,000.00) in hand paid to Hazel Alexander McClellan, a single woman ("Grantor"), by Birmingham Realty Company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the real estate situated in Shelby County, Alabama which is more particularly described on Exhibit A attached hereto and made a part hereof, together with all easements and appurtenances appertaining thereto and all rights of ingress and egress to such property, including, without limitation, all rights conveyed to Grantor in that certain deed recorded in the Office of the Judge of Probate of Shelby County, Alabama in Deed 270, page 682.

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

1. Ad valorem taxes for the year 1995 and subsequent years.
2. Easement(s) to Alabama Power Company as shown by instrument recorded in Deed 247, page 416 in the Probate Office of Shelby County, Alabama.
3. Easement(s) to Birmingham Water Works as shown by instrument recorded in Real 82, page 847 in said Probate Office.
4. All mining rights and other rights, privileges and immunities relating set out in Deed 121, page 294 and Deed 119, page 150 in said Probate Office.
5. Dunning Valley Water Authority as set out in Corp. Book 24, page 898 as to water service.

Grantor does for herself, her heirs, executors, administrators and assigns, covenant with Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that she

has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever against the lawful claims of all persons.

Hazel Alexander and Hazel Alexander McClellan are one and the same person.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal on or as of the 16<sup>th</sup> day of May, 1995.

Hazel Alexander McClellan Seal  
Hazel Alexander McClellan

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Hazel Alexander McClellan, 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 16<sup>th</sup> day of May, 1995.

Anna Rosat Brown  
Notary Public

[NOTARIAL SEAL]

My commission expires 2-22-96

# EXHIBIT "A"

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 35, Township 17 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Northeast corner of the SE 1/4 of the SW 1/4 of Section 35 Township 17 South, Range 1 East and run in a Southerly direction along the East line of said 1/4 1/4 section a distance of 840.00 feet to a point; thence 90 deg. 37 min. 36 sec. to the right in a Westerly direction a distance of 30.44 feet to a point on the Northeasterly right of way line of Alexander Road; thence 40 deg. 29 min. to the right in a Northwesterly direction along the Northeasterly right of way line of Alexander Road a distance of 10.57 feet to the P.C. (point of curve) of a curve to the right having a radius of 135.00 feet and a central angle of 22 deg. 51 min. 19 sec.; thence in a Northwesterly direction along the arc of said curve a distance of 53.85 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Northwesterly direction along said right of way line a distance of 75.68 feet to the P.C. (point of curve) of a curve to the left having a radius of 315.00 feet and a central angle of 5 deg. 39 min. 23 sec.; thence in a Northwesterly direction along the arc of said curve and said right of way line a distance of 31.10 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Northwesterly direction along said right of way line a distance of 119.71 feet to the P.C. (point of curve) of a curve to the right having a radius of 124.80 feet and a central angle of 46 deg. 27 min. 22 sec.; thence in a Northwesterly, Northerly and Northeasterly direction along the arc of said curve and said right of way line a distance of 101.19 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Northeasterly direction along said right of way line a distance of 16.15 feet to the P.C. (point of curve) of a curve to the left having a radius of 70.00 feet and a central angle of 55 deg. 32 min. 37 sec.; thence in a Northeasterly, Northerly and Northwesterly direction along the arc of said curve and said right of way line a distance of 67.86 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Northwesterly direction along said right of way line a distance of 25.43 feet to the P.C. (point of curve) of a curve to the left having a radius of 172.68 feet and a central angle of 22 deg. 26 min. 55 sec.; thence in a Northwesterly direction along the arc of said curve and said right of way line a distance of 67.65 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Northwesterly direction along said right of way line a distance of 104.08 feet to the P.C. (point of curve) of a curve to the right having a radius of 325.00 feet and a central angle of 36 deg. 49 min. 06 sec.; thence in a Northwesterly direction along the arc of said curve and said right of way line a distance of 208.85 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Northwesterly direction along said right of way line a distance of 94.72 feet to the P.C. (point of curve) of a curve to the left having a radius of 105.00 feet and a central angle of 60 deg. 34 min. 21 sec.; thence in a Northwesterly direction along the arc of said curve and said right of

way line a distance of 111.00 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Northwesterly direction along said right of way line a distance of 63.81 feet to a point; thence 132 deg. 39 min. 20 sec. to the right in a Northeasterly direction 31.70 feet to a point on the North line of the SE 1/4 of the SW 1/4 of Section 35, Township 17 South, Range 1 East; thence 44 deg. 44 min. 38 sec. to the right in an Easterly direction along the North line of said 1/4 1/4 section a distance of 686.00 feet to the point of beginning; being situated in Shelby County, Alabama.

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