

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

Inst # 1995-15138

CORPORATION FORM WARRANTY DEED

06/09/1995-15138  
11:20 AM CERTIFIED  
KNOW SHELBY COUNTY JUDGE OF PROBATE  
002 SMA BY THESE PRESENTS, 83.30

STATE OF ALABAMA  
SHELBY COUNTY

That in consideration of TWO HUNDRED SIXTY THOUSAND & NO/100---- (\$260,000.00) DOLLARS to the undersigned grantor, Crestwood Homes, Inc. a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Edwin B. Lumpkin, Jr. (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

See Legal Description Attached as "Exhibit A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

GRANTEES' ADDRESS: Chandalar Place Drive Pelham, Alabama 35124

TO HAVE AND TO HOLD, To the said GRANTEE, his, her, or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, B. J. Jackson, who is authorized to execute this conveyance, hereto set its signature and seal, this the 1st day of June, 1995.

Crestwood Homes, Inc.  
By:   
B. J. Jackson, President

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said state, hereby certify that B. J. Jackson whose name as the President of Crestwood Homes, Inc., a 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 1st day of June, 1995

  
Notary Public

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3/5/99

"EXHIBIT A"

Parcel I:

Part of the NW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of said NW 1/4 of NE 1/4 run in a Northerly direction along the west line of said 1/4 1/4 Section for a distance of 214.0 feet to an existing iron pin being the point of beginning; thence continue in a northerly direction along the west line of said 1/4 1/4 section for a measured distance of 580.57 feet to an existing iron pin; thence turn an angle to the right of 112 deg. 44 min. 05 sec. and run in a southeasterly direction for a distance of 197.24 feet to an existing iron pin being on the west right of way line of Chandalar Place Drive and being on a curve; said curve being concave in a southeasterly direction and having a central angle of 9 deg. 41 min. 16 sec. and a measured radius of 628.78 feet; thence turn an angle to the right (82 deg. 07 min. 21 sec. to the chord of said curve) and run in a southwesterly direction along the west right of way line of said Chandalar Place Drive for a distance of 106.32 feet to the point ending said curve; thence continue in a southwesterly direction along the west right of way line of said Chandalar Place Drive for a distance of 119.77 feet to the point of beginning of a new curve; said new curve being concave in an easterly direction and having a central angle of 21 deg. 17 min. 38 sec. and a radius of 65.0 feet; thence turn an angle to the left and run along the arc of said curve and along the west right of way line of said Chandalar Place Drive for a distance of 24.16 feet to an existing iron pin; thence turn an angle to the right (76 deg. 25 min. 10 sec. from the chord of last mentioned curve) and run in a southwesterly direction for a distance of 95.31 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Part of the NW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of said NW 1/4 of NE 1/4 run in a northerly direction along the west line of said 1/4 1/4 Section for a distance of 214.0 feet to an existing iron pin; thence turn an angle to the right of 75 deg. 47 min. 31 sec. and run in a northeasterly direction for a distance of 95.31 feet to an existing iron pin; thence turn an angle to the left of 76 deg. 25 min. 10 sec. and run in a northerly direction for a distance of 24.02 feet to an existing iron pin; thence turn an angle to the right of 100 deg. 38 min. 49 sec. and run in a southeasterly direction for a distance of 50.0 feet to an existing iron pin and being on the east right of way line of Chandalar Place Drive and being the point of beginning; thence turn an angle to the left of 90 deg. 00 min. and run in a northeasterly direction along the east right of way line of Chandalar Place Drive for a measured distance of 359.77 feet to an existing iron pin and being the point of beginning of a curve; said curve being concave in a southeasterly direction and having a central angle of 18 deg. 48 min. 30 sec. and a radius of 578.78 feet; thence turn an angle to the right and run in a northeasterly direction along the east right of way line of Chandalar Place Drive and along the arc of said curve for a distance of 189.99 feet to the point of ending of said curve; thence continue in a northeasterly direction along a line tangent to the end of said curve and along the east right of way line of Chandalar Place Drive for a measured distance of 412.58 feet to an existing iron pin; thence turn an angle to the right of 75 deg. 39 min. and run in a southeasterly direction for a distance of 125.04 feet to an existing iron pin; thence turn an angle to the left of 82 deg. 12 min. 28 sec. and run in a Northeasterly direction for a measured distance of 186.33 feet to an existing iron pin; thence turn an angle to the right of 167 deg. 04 min. 50 sec. and run in a southerly direction for a distance of 294.08 feet to an existing iron pin; thence turn an angle to the right of 12 deg. 24 min. 58 sec. and run in a southwesterly direction for a measured distance of 836.75 feet to an existing iron pin being on the north right of way line of Chandalar Place Drive; thence turn an angle to the right of 73 deg. 55 min. 54 sec. and run in a westerly direction along the north right of way line of said Chandalar Place Drive for a measured distance of 145.48 feet to a point of curve; said curve being concave in a northeasterly direction and having a central angle of 94 deg. 20 min. and a radius of 15.0 feet; thence turn an angle to the right and run along the arc of said curve for a distance of 24.70 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

SHELBY COUNTY JUDGE OF PROBATE  
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