

This instrument was prepared by:
(Name) Mary Lynn Campisi
(Address) 3017 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To: The Temple Development, L.L.C.
C/O Yoginder N. Vaid
3469 Tanglecreek Estates Drive
Birmingham, Alabama 35243

WARRANTY DEED.

That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100-----
-----DOLLARS (\$125,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Kelly J. Bakane and wife, Susan Bakane

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto The Temple Development, L.L.C.

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama,

See Attached Parcel I and Parcel II attached hereto and made a part hereof.

Subject to:

Ad Valorem taxes for 1995 and subsequent years, said taxes being a lien but not due and payable until October 1, 1995.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 315, page 207; Deed 306, page 390 and Deed 179, page 305 in Probate Office.

Agreement between U.S. Pipe & Foundry and Alabama Power Company recorded in Deed Book 264, page 28 in Probate Office.

Encroachment of deck (from lot 10 of the amended map of Wildwood Village as recorded in Map Book 8, page 63) along the easterly property line as shown on survey by Lawrence D. Weygand dated March 22, 1993. **Inst. # 1995-25081**

93. **Inst. # 1995-25081**

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SHELBY COUNTY JUDGE OF PROBATE
003 MCD 138.50

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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.

IN WITNESS WHEREOP, we have hereunto set our hand(s) and seal (s), this 30th day of July, 1995.

Kelly J. Bakane (Seal)
Kelly J. Bakane
Susan Bakane (Seal)
Susan Bakane

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, Mary Lynn Campisi, a Notary Public in and for the said County, in said State, hereby certify that
Kelly J. Bakane and wife, Susan Bakane
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 30th day of

July 19 95
Mary Lynn Campisi
Mary Lynn Campisi Notary Public

My commission expires: 6/16/99

Parcel I

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

From the Northwest corner of said Section 1, run in an easterly direction along the north line of said Section 1 for a distance of 688.87 feet; thence turn an angle to the right of 115 deg. 03 min. 27 sec. and run in a southwesterly direction for a distance of 409.20 feet to an existing iron pin being on the south right-of-way line of North Chandalar Drive and being the point of beginning; thence continue in a southwesterly direction along last mentioned course for a distance of 288.02 feet to an existing iron pin; thence turn an angle to the right of 32 deg. 33 min. 14 sec. and run in a southwesterly direction for a distance of 31.29 feet to an existing iron pin being on the northeast right-of-way line of an existing Alabama Power Company right-of-way; thence turn an angle to the left of 113 deg. 56 min. 24 sec. and run in a southeasterly direction along said northeast right-of-way line of the existing Alabama Power Company right-of-way for a distance of 390.47 feet to an existing iron pin; thence turn an angle to the left of 81 deg. 16 min. 52 sec. and run in a northeasterly direction for a distance of 10.10 feet to an existing iron pin being the southwest corner of Lot 23 Wildewood Village- First Addition- Second Sector as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in map book 8, page 78; thence turn an angle to the left of 36 deg. 26 min. 01 sec. and run in a northerly direction for a distance of 183.92 feet to an existing iron pin being on the westerly line of Lot 19 of said Wildewood Village- First Addition- Second Sector; thence turn an angle to the right of 38 deg. 39 min. 05 sec. and run in a northeasterly direction for a distance of 543.83 feet, more or less, to an existing iron pin being on the south right-of-way line of North Chandalar Drive; thence turn an angle to the left and run in a westerly direction along the south line of North Chandalar Drive for a distance of 48.15 feet to an existing iron pin being on the south right-of-way line of said North Chandalar Drive and being the end of a curve and the beginning of a tangent portion of right-of-way; thence run in a southwesterly direction along said tangent portion of the south right-of-way line of North Chandalar Drive for a distance of 152.0 feet to an existing iron pin being the point of beginning of a curve, said curve being concave in a northerly direction and having a central angle of 17 deg. 45 min. run in a southwesterly direction along said south right-of-way line of North Chandalar Drive for a distance of 207.69 feet to the point of ending of said curve; thence run in a westerly direction along said south right-of-way line of North Chandalar Drive for a distance of 187.52 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Part of the NW 1/4 of NW 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Northwest corner of said Section 1, run in an Easterly direction along the North line of said Section for a distance of 688.87 feet; thence turn an angle to the right of 115 deg. 03 min. 27 sec. and run in a Southwesterly direction for a distance of 409.20 feet to an existing iron pin, being the point of beginning; thence continue along last mentioned course for a distance of 288.02 feet to an existing iron pin; thence turn an angle to the right of 102 deg. 04 min. 31 sec. and run in a Northwesterly direction for a distance of 390.69 feet to an existing iron pin, being on the Southeast right of way line of State Highway #261; thence turn an angle to the right and run in a Northeasterly direction along said Southeast right of way line of State Highway #261 for a distance of 92.27 feet to an existing tack; thence from last mentioned 92.27 foot line, turn an angle to the right of 91 deg. 19 min. 14 sec. and run in a Southeasterly direction for a distance of 37.01 feet to an existing iron pin; thence turn an angle to the left of 04 deg. 19 min. 48 sec. and run in a Southeasterly direction for a distance of 148.04 feet to an existing iron pin; thence turn an angle to the left of 89 deg. 49 min. and run in a Northeasterly direction for a distance of 124.42 feet to an existing iron pin, being on the Southwest right of way line of North Chandalar Drive; thence turn an angle to the right and run in a Southeasterly direction along the arc of the Southwest right of way line for a distance of 174.92 feet to the point of beginning; being situated in Shelby County, Alabama.

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