

Send tax notice to:  
Mrs. Sarah C. Wall  
29 Eden Circle  
Birmingham, Alabama 35223

**TITLE NOT EXAMINED**  
This instrument prepared by:  
Ralph H. Yeilding  
Bradley, Arant, Rose & White  
2001 Park Place  
Birmingham, Alabama 35203  
(205) 521-8000

STATE OF ALABAMA )

SHELBY COUNTY )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to James T. Wall and wife, Sarah C. Wall (hereinafter referred to as "Grantors"), by Sarah C. Wall (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

**PARCEL I:**

Part of Section 24, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the most Westerly corner of Lot 1, Survey of Mountain View Lake Company First Sector as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 3, page 135, and looking in a Southeasterly direction along the Southwest line of said Lot 1, turn an angle to the right of 87 degrees 48 minutes and run in a Southwesterly direction for a measured distance of 189.82 feet to an existing iron pin being Point A; thence turn an angle to the left of 75 degrees 18 minutes and run in a Southeasterly direction for a distance of 139.47 feet, more or less, to the water line of Smyer Lake and being the Point of Beginning; thence turn an angle to the right of 180 degrees and run in a Northwesterly direction for a distance of 139.47 feet, more or less, to an existing iron pin, being Point A; thence turn an angle to the left of 2 degrees 15 minutes and run in a Northwesterly direction for a distance of 139.55 feet to an existing iron pin; thence turn an angle to the left of 96 degrees 16 minutes and run in a Southwesterly direction for a distance of 275.85 feet to an existing iron pin; thence turn an angle to the left of 89 degrees 18 minutes and run in a Southeasterly direction for a distance of 44.22 feet to an existing iron pin; thence

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09:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 84.50

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turn an angle to the right of 40 degrees 37 minutes 30 seconds and run in a Southerly direction for a distance of 89.23 feet to an existing iron pin; thence turn an angle to the left of 7 degrees 37 minutes 25 seconds and run in a Southerly direction for a distance of 151.08 feet, more or less, to the edge of the water of Smyer Lake; thence run in an Easterly direction and a Northeasterly direction along the edge of the water of Smyer Lake for a distance of 440 feet, more or less, to the Point of Beginning.

Less and Except:

Part of Section 24, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the most Westerly corner of Lot 1, Survey of Mountain View Lake Company First Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 3, page 135, and looking in a Southeasterly direction along the Southwest line of said Lot 1, turn an angle to the right of 87 degrees 48 minutes and run in a Southwesterly direction for a measured distance of 189.82 feet to an existing iron pin; thence turn an angle to the right of 102 degrees 27 minutes and run in a Northwesterly direction for a distance of 95.07 feet to the Point of Beginning; thence continue along last mentioned course for a distance of 44.48 feet to an existing iron pin; thence turn an angle to the left of 96 degrees 16 minutes and run in a Southwesterly direction for a distance of 275.85 feet to an existing iron pin; thence turn an angle to the left of 89 degrees 18 minutes and run in a Southeasterly direction for a distance of 44.22 feet to an existing iron pin; thence turn an angle to the left of 90 degrees 42 minutes and run in a Northeasterly direction for a distance of 271.53 feet, more or less to the Point of Beginning.

#### PARCEL II:

An Easement for ingress and egress, being 15 feet wide, the centerline of said 15 foot Easement being more particularly described as follows:

Part of Section 24, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the most Westerly corner of Lot 1, Survey of Mountain View Lake Company First Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 3, page 135, and looking in a Southeasterly direction along the Southwest line of said Lot 1, turn an angle to the right of 87 degrees 48 minutes and run in a Southwesterly direction along the Southwest line of said Lot 1, turn an angle to the right of 87 degrees 48 minutes and run in a Southwesterly direction for a measured distance of 189.82 feet to an existing iron pin; thence turn an angle to the right of 102 degrees 27 minutes and run in a Northwesterly direction for a distance of 95.07 feet to an existing iron pin; thence turn an angle to the left of 96 degrees 16 minutes and run in a Southwesterly

direction for a distance of 104.28 feet to the Point of Beginning of the centerline of said 15 foot wide easement; thence turn an angle to the right of 86 degrees 26 minutes 22 seconds and run in a Northwesterly direction for a distance of 9.58 feet to the Point of Beginning of a curve to the right, said curve being concave in a Northeasterly direction and having a central angle of 50 degrees 56 minutes 08 seconds and a radius of 55.78 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 49.56 feet; thence run in a Northerly direction along a line tangent to the end of said curve for a distance of 159.41 feet to a point on a second curve, said second curve being concave in a Southwesterly direction and having a central angle of 55 degrees 32 minutes, and a radius of 49.04 feet; thence run in a Northerly and Northwesterly direction along the arc of said curve for a distance of 47.53 feet, more or less, to the Point of Ending of the centerline of said 15 foot wide Easement.

### PARCEL III:

Part of Section 24, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: From the most westerly corner of Lot 1, Survey of Mountain View Lake Company First Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 3, Page 135, and looking in a southeasterly direction along the southwest line of said Lot 1, turn an angle to the right of 87 degrees 48 minutes and run in a southwesterly direction for a measured distance of 189.82 feet to an existing iron pin; thence turn an angle to the right of 102 degrees 27 minutes and run in a northwesterly direction for a distance of 95.07 feet to the point of beginning; thence continue along last mentioned course for a distance of 44.48 feet to an existing iron pin, thence turn an angle to the left of 96 degrees 16 minutes and run in a southwesterly direction for a distance of 119.61 feet; thence turn an angle to the left of 93 degrees 33 minutes 38 seconds and run in a southeasterly direction for a distance of 44.30 feet thence turn an angle to the left of 86 degrees 26 minutes 22 seconds and run in a northeasterly direction for a distance of 112.0 feet, more or less, to the point of beginning.

### Subject to:

1. Current ad valorem taxes.
2. All mortgages, easements, restrictions, reservations, rights-of-way and conditions of title of record.

TO HAVE AND TO HOLD to the Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this  
19 day of Sept., 1995.

James T. Wall  
James T. Wall

Sarah C. Wall  
Sarah C. Wall

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a notary public in and for said county in said state, hereby certify that James T. Wall and wife, Sarah C. Wall, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of September, 1995.

Dorinda H. Harmon  
Notary Public

[NOTARIAL SEAL]

My commission expires 09/20/1995

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