

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOUR HUNDRED SEVENTY-TWO THOUSAND FIVE HUNDRED and no/100 (\$472,500.00) the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ROBERT J. DOW, a married man, GILDER L. WIDEMAN, a married man, ELMAR LAWACZECK, a married man, and STACY J. CHILDS, a married man, as tenants in common (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto WEATHERBY MANOR, L.L.C. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

See Exhibit A attached hereto

10/02/1995-27589
11:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
488.00

Subject to:

1. Taxes for the year 1995 are a lien, not due and payable until October 1, 1995.
2. Right-of-way granted to Alabama Power Company recorded in Volume 217, Page 131, Volume 127, Page 411
3. Right-of-way granted to Southern Bell Telephone and Telegraph company recorded in Volume 353, Page 768.
- ~~4. Right of way to Shelby County, recorded in Volume 230, Page 228 and Volume 180, Page 509.~~
~~DELETED~~
- ~~5. Coal, oil, gas and other mineral interests in, to or under the land herein described.~~
6. Sanitary sewer and storm drainage easement granted to the City of Alabaster recorded in Volume _____, Page _____.

The above and foregoing property does not represent homestead of the grantors or their spouses as set out in the Constitution of the State of Alabama and Code of Alabama, 1975, Section 6-10-2.

TO HAVE AND TO HOLD to 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 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 WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 29th day of September, 1995.

Stacy J. Childs (Seal)
Robert J. Dow, attorney in fact (Seal)

Robert J. Dow (Seal)
Gilder L. Wideman (Seal)

Elmar Lawaczek (Seal)
Robert J. Dow, attorney in fact

____ (Seal)

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert J. Dow, a married man, 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 day the same bears date.

Given under my hand and official seal this 29th day of SEPTEMBER, 1995.

Judith R. Bonfante
Notary Public

My commission expires: 4/23/96

Inst # 1995-27589

STATE OF ALABAMA) General Acknowledgment

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gilder L. Wideman, a married man, 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 day the same bears date.

Given under my hand and official seal this 29th day of SEPTEMBER, 1995.

Judith R. Benjamin
Notary Public

My commission expires: 4/23/96

STATE OF ALABAMA) General Acknowledgment

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Robert J. Dow, whose name as Attorney in Fact for Elmar Lawaczek, a married man, 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, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 29th day of SEPTEMBER, 1995.

[Signature]
Notary Public

My commission expires: _____

STATE OF ALABAMA) General Acknowledgment

COUNTY OF JEFFERSON)

MY COMMISSION EXPIRES 4-7-99

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Robert J. Dow, whose name as Attorney in Fact for Stacy J. Childs, a married man, 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, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 29th day of SEPTEMBER, 1995.

[Signature]
Notary Public

My commission expires: _____

Send Tax Notice To:

This Instrument Prepared By:

Jeffrey E. Rowell
Post Office Box 26427
Birmingham, Alabama 35226

This deed prepared without benefit of title examination

MY COMMISSION EXPIRES 4-7-99

EXHIBIT "A"

Part of the south $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: from the northwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 25, run in an easterly direction along the north line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ for a distance of 1,222.60 feet to an existing iron pin being in the center of an existing branch, and being the point of beginning thence continue along last mentioned course for a distance of 388.32 feet to an existing iron pin being on the west right of way line of I-65 Highway; thence turn an angle to the right of 86 degrees 24 minutes 57 seconds and run in a southerly direction along said west right of way line of I-65 for a distance of 532.48 feet to an existing right of way monument; thence turn an angle to the left of 30 degrees 59 minutes 18 seconds and run in a southeasterly direction along said west right of way line for a distance of 174.90 feet to an existing right of way monument; thence turn an angle to the right of 30 degrees 56 minutes 22 seconds and run in a southerly direction along said west right of way line of I-65 for a distance of 173.51 feet to an existing iron pin; thence turn an angle to the right of 51 degrees 55 minutes and run in a southwesterly direction for a distance of 239.32 feet to an existing iron pin being the point of beginning of a curve, said curve being concave in a southeasterly direction and having a central angle of 8 degrees 3 minutes 7 seconds a radius of 1,942.02 feet; thence turn an angle to the left and run along the arc of said curve for a distance of 272.92 feet to an existing iron pin being the point of ending of said curve; thence turn an angle to the right (49 degrees 48 minutes 13 seconds from the chord of last mentioned curve) and run in a westerly direction for a distance of 262.25 feet to an existing iron pin; thence turn an angle to the left of 90 degrees and run in a southerly direction for a distance of 382.51 feet to an existing iron pin being on the north right of way line of Shelby County Highway #68 thence turn an angle to the right of 90 degrees and run in a westerly direction along said north right of way line of Shelby County Highway #68 for a distance of 48.08 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 1 degree 44 minutes 55 seconds and a radius of 881.99 feet; thence turn an angle to the right and run in a westerly direction along the arc of said curve for a distance of 26.92 feet to an existing iron pin; thence turn an angle to the right (89 degrees 07 minutes 32 seconds from the chord of last mentioned curve) and run in a northerly direction for a distance of 382.82 feet to an existing iron pin being on a curve, said new curve being concave in a northerly direction and having a radius of 499.48 feet and a central angle of 17 degrees 42 minutes 39 seconds thence turn an angle to the left (78 degrees 03 minutes 20 seconds to the chord) and run in a northwesterly direction along the arc of said curve for a distance of 154.39 feet to an existing iron pin being the point of ending of said curve; thence turn an angle to the right and run in a northwesterly direction along a line tangent to the end of said curve for a distance of 365.17 feet to an existing iron pin; thence turn an angle to the right of 63 degrees 22 minutes 33 seconds and run in a northerly direction for a distance of 314.35 feet to an existing iron pin; thence turn an angle to the right of 91 degrees 48 minutes 04 seconds and run in an easterly direction for a distance of 364.66 feet to an existing iron pin being in the centerline of an existing branch thence turn an angle to the left and run in a northeasterly direction along said centerline of existing branch for a distance of 731.84 feet, more or less, to the point of beginning.

TOGETHER WITH that certain benefitting easement granted for sanitary sewer and storm drainage as recorded in Shelby Real 1995-27588, in the Probate Office of Shelby County, Alabama.

Inst # 1995-27589

10/02/1995-27589
11:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 488.00