

This instrument was prepared by

(Name).....

(Address).....

Form 1-1-87 Rev. 1-88

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

500<sup>00</sup>

That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, MICHAEL H. BITE, JR., a single man and RICHARD H. BITE, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

BITE FAMILY PARTNERSHIP, LTD.

(herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL 1:

A parcel of land situated in the E 1/2 of the NW 1/4 of Section 29, Township 19 South, Range 2 West, in Shelby County, Alabama, particularly described as follows: Commence at the northeast corner of the NW 1/4 of the NE 1/4 of said Section 29 and run thence westerly along the north line thereof for a distance of 1310.0 feet to a point; thence turn 40° 11' 30" left and run southwesterly for a distance of 929.58 feet to a point; thence turn 100° 04' 20" right and run southwesterly for a distance of 601.78 feet to the point of beginning of the property herein described; thence turn 85° 34' 50" left and run southeasterly 591.47 feet to a point on the sub-tangent of a curve of the center line of a 60 foot wide road, said curve having a central angle of 26° 26'; thence turn 57° 39' 30" right and run southwesterly for a distance of 67.40 feet to the P.I. (point of intersection) of said curve; thence turn 26° 26' right and run southwesterly for a distance of 333.87 feet along said center line to a point on the west line of said E 1/2 of the NW 1/4; thence turn 120° 14' 30" right and run northerly along said west line of the E 1/2 of the NW 1/4 for a distance of 716.35 feet to a point; thence turn 61° 14' 30" right and run northeasterly for a distance of 92.59 feet, more or less, to the point of beginning. \*

Inst # 1996-09001

(OVER)

03/20/1996-09001

11:52 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO 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 WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 11<sup>th</sup> day of March, 1996.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL H. BITE, JR. and RICHARD H. BITE whose name is 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 hand and official seal this 11<sup>th</sup> day of March, A. D., 1996.

Notary Public.

PARCEL 2:

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 2 West, in Shelby County, Alabama, particularly described as follows: Commence at the northeast corner of the NW 1/4 of the NE 1/4 of said Section 29 and run thence westerly along the north line thereof for a distance of 1310.0 feet to a point; thence turn 40° 11' 30" left and run southwesterly for a distance of 929.58 feet to a point; thence turn 10° 04' 20" right and run southwesterly for a distance of 165.81 feet to a point; thence turn 83° 07' 40" right and run northwesterly for a distance of 377.47 feet to a point on the southeasterly right of way line of an 80 foot wide County road known as Rutherford Road, said point being the point of beginning of the property herein described; thence turn 180° 00" and run southeasterly for a distance of 377.47 feet; thence turn 96° 52' 20" right and run southwesterly for a distance of 528.56 feet, more or less, to a point on the west line of said NE 1/4 of the NW 1/4; thence turn 118° 45' 30" right and run northerly along said west quarter-quarter section line for a distance of 370.09 feet, more or less, to an intersection of said west quarter-quarter section line with said southeasterly right of way line of Rutherford Road; thence turn right and run northeasterly along said right of way line for a distance of 309.50 feet, more or less, to the point of beginning.

PARCEL 3:

A parcel of land situated in the E 1/2 of the NW 1/4 of Section 29, Township 19 South, Range 2 West, in Shelby County, Alabama, particularly described as follows: Commence at the northeast corner of the NW 1/4 of the NE 1/4 of said Section 29 and run thence westerly along the north line thereof for a distance of 1310.0 feet to a point; thence turn 40° 11' 30" left and run southwesterly for a distance of 929.58 feet to a point; thence turn 10° 04' 20" right and run southwesterly for a distance of 300.89 feet to the point of beginning of the property herein described; thence continue southwesterly on the last described course for a distance of 300.89 feet to a point; thence turn 85° 34' 50" left and run southeasterly for a distance of 591.47 feet to a point on the center line of a 60 foot wide road; thence turn 122° 20' 10" left and run northeasterly along said center line for a distance of 173.13 feet to the P.I. (point of intersection) of a curve having a central angle of 12° 57'; thence turn 12° 57' right and run northeasterly along said center line for a distance of 162.96 feet to a point on the sub-tangent of a curve to the right having a central angle of 21° 30'; thence turn 70° 36' 50" left and run northwesterly for a distance of 467.36 feet, more or less, to the point of beginning.

LESS PROPERTY TAKEN FOR RIGHT OF WAY IN THE WIDENING OF VALLEYDALE ROAD AND ITS INTERCHANGE WITH INTERSTATE HIGHWAY 65. THIS INCLUDES RIGHT OF WAY FOR A SERVICE ROAD ALONG THE SOUTH SIDE OF VALLEYDALE ROAD.

THE PROPERTY BEING CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF EITHER OF THE GRANTORS.

Inst # 1996-09001  
03/20/1996-09001  
11:52 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SMA 11.50

RETURN TO:

TO

WARRANTY DEED  
STATE OF ALABAMA,  
County.

Judge of Probate  
LAWYERS TITLE INSURANCE CORPORATION  
Title Insurance  
BIRMINGHAM, ALA.  
DEED TAX \$  
RECORD FEE \$  
TOTAL \$