

This instrument was prepared by:  
Thomas J. Thornton  
1119 Willow Run Road  
Birmingham, Alabama 35209

232.50

Send Tax Notice to:  
Brantley Homes, Inc.

WARRANTY DEED

*Full amount of Warranty  
Deed paid from Proceeds  
of Mortgage deed filed  
simultaneously.*

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred Forty Two Thousand Five Hundred and 00/100 Dollars (\$542,500.00) and other good valuable consideration, in hand paid in cash in the amount of Three Hundred Twenty One Thousand and 00/100 Dollars (\$321,000.00) and by Purchase Money Mortgage in the amount of Two Hundred Twenty One Thousand Five Hundred and 00/100 Dollars (\$221,500.00) by Brantley Homes, Inc. (GRANTEE) receipt of which is hereby acknowledged, Weatherly Lands, L.L.C., (GRANTOR) does grant, bargain, sell and convey unto the GRANTEE, the following described real estate situated, lying and being in the County of Shelby, State of Alabama, and being more particularly described as follows:

WEATHERLY WARWICK VILLAGE - SECTOR 17

Part of the West 1/2 of the SW 1/4 of Section 31, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the NW corner of the SW 1/4 of said Section 31, run in a southerly direction along the west line of said SW 1/4 for a distance of 811.0 feet to an existing iron pin being the point of beginning; thence continue in a southerly direction along last mentioned course for a distance of 600.0 feet to an existing iron pin; thence turn an angle to the left of 90 degrees and run in an easterly direction for a distance of 599.99 feet to an existing iron pin being on a curve, said curve being concave in a southeasterly direction and having a central angle of 19 degrees 13 minutes 29 seconds and a radius of 1200.0 feet; thence turn an angle to the left (69 degrees 09 minutes 45 seconds to the tangent of said curve) and run in a northeasterly direction along the arc of said curve for a distance of 402.64 feet to an existing iron pin and being the point of ending of said curve; thence turn an angle to the left from the tangent of last mentioned curve of 70 degrees 04 minutes 23 seconds and run in a northwesterly direction for a distance of 249.99 feet to an existing iron pin; thence turn an angle to the left of 59 degrees 30 minutes and run in a westerly direction for a distance of 450.0 feet to an existing iron pin; thence turn an angle to the right of 8 degrees 0 minutes and run in a northwesterly direction for a distance of 230.65 feet, more or less, to the point of beginning. Containing 9.27 acres, more or less.

**LESS AND EXCEPT:**

Lots 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188 and 224, according to the Survey of Weatherly, Warwick Village, Sector 17, Phase I, as recorded in Map Book 20, Page 87, in the Probate Office of Shelby County, Alabama.

**AND LESS AND EXCEPT:**

Lots 171A, 172A, 173A, 175A, 176A and 178A, according to the Resurvey of Lots 171, 172, 173, 174, 175, 176, 177 and 178, Weatherly, Warwick Village, Sector 17, Phase I, said Resurvey is recorded in Map Book 20, Page 130, in the Probate Office of Shelby County, Alabama.

03/22/1996-09243  
09:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 232.50

Inst # 1996-09243

Minerals and mining rights excepted.

Subject to:

1. Taxes for the year 1996 and subsequent years.
2. Setback lines, easements and restrictions as shown on the record map.
3. Restrictive Covenants as recorded in Instrument #1995-32578 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever.

And the said GRANTOR does for itself and for its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said Premises, and that it has a good right to grant and convey the aforesaid property, that it will and its successors and assigns shall warrant and defend the same to the said grantee and its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Managing Members of the Grantor, in their capacity as such Managing Members, and with full authority to do so, have hereunto set their hands and seals, this 11<sup>th</sup> day of March, 1996.

WEATHERLY LANDS, L.L.C.

By: Thomas J. Thornton (SEAL)  
Thomas J. Thornton, Managing Member

By: Jack H. Harrison (SEAL)  
Jack H. Harrison, Managing Member

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas J. Thornton and Jack H. Harrison, Managing Members of Weatherly Lands, L.L.C., whose names 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 foregoing conveyance, they, in their capacity as such Managing Members and with full authority to do so, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 11<sup>th</sup> day of March, 1996.

Maire E. Wilson  
Notary Public  
My Commission expires \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES 12/31/97.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst # 1996-09243

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