

This instrument prepared
without title examination by:

Send Tax Notice To:

Mary P. Thornton
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

City of Hoover
P.O. Box 360628
Hoover, Alabama 35236-0628

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned TAYLOR PROPERTIES, L.L.C., an Alabama limited liability company ("Grantor"), in hand paid by CITY OF HOOVER, ALABAMA, a municipal corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART HEREOF.

The Property is conveyed subject to the following:

- (1) General and special taxes and assessments for 1996 and subsequent years not yet due and payable.
- (2) Fire district and library district assessments for the current year and all subsequent years thereafter.
- (3) Mining and mineral rights not owned by Grantor.
- (4) All applicable zoning ordinances.
- (5) All easements, restrictions, covenants, reservations, agreements, rights-of-way, and any other matters of record.
- (6) The covenants and restrictions set forth below in this Statutory Warranty Deed.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself, and its successors and assigns, that the property conveyed herein will remain in its natural, undisturbed condition, free from any buildings, structures or other improvements of any kind except as provided herein. No change in the status of the subject property shall be allowed without the express written consent of Grantor, its successors or assigns. The Property may be used for a buffer area, a wildlife preserve or nature preserve and for nature trails, picnic areas and uses normally associated with passive parks; provided, however, that Grantee may use not more than two (2) acres of the subject property for other public purposes.

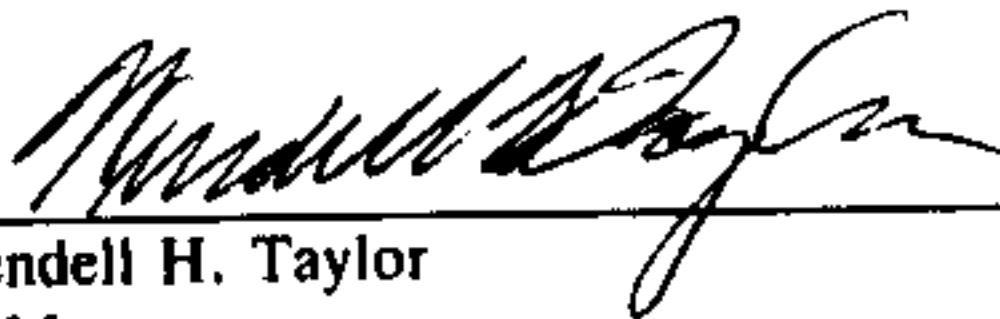
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

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SHELBY COUNTY JUDGE OF PROBATE
19.50
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IN WITNESS WHEREOF, Grantor, Taylor Properties, L.L.C., by and through Wendell H. Taylor, has hereto set its signature and seal this 14th day of November, 1995.

TAYLOR PROPERTIES, L.L.C., an Alabama limited liability company

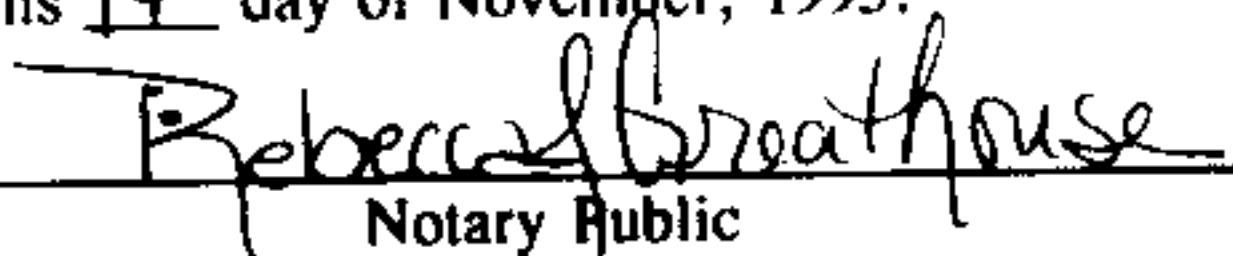
By: 
Wendell H. Taylor
Its Manager

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wendell H. Taylor, whose name as Manager of Taylor Properties, L.L.C., an Alabama limited liability company, 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 such conveyance, he, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal, this 14th day of November, 1995.


Notary Public

[SEAL]

My commission expires:

11/4/98

tp/lcc14:Parcel.R

EXHIBIT A

TO CITY OF HOOVER
MODIFIED PARCEL 8

State Of Alabama
Shelby County

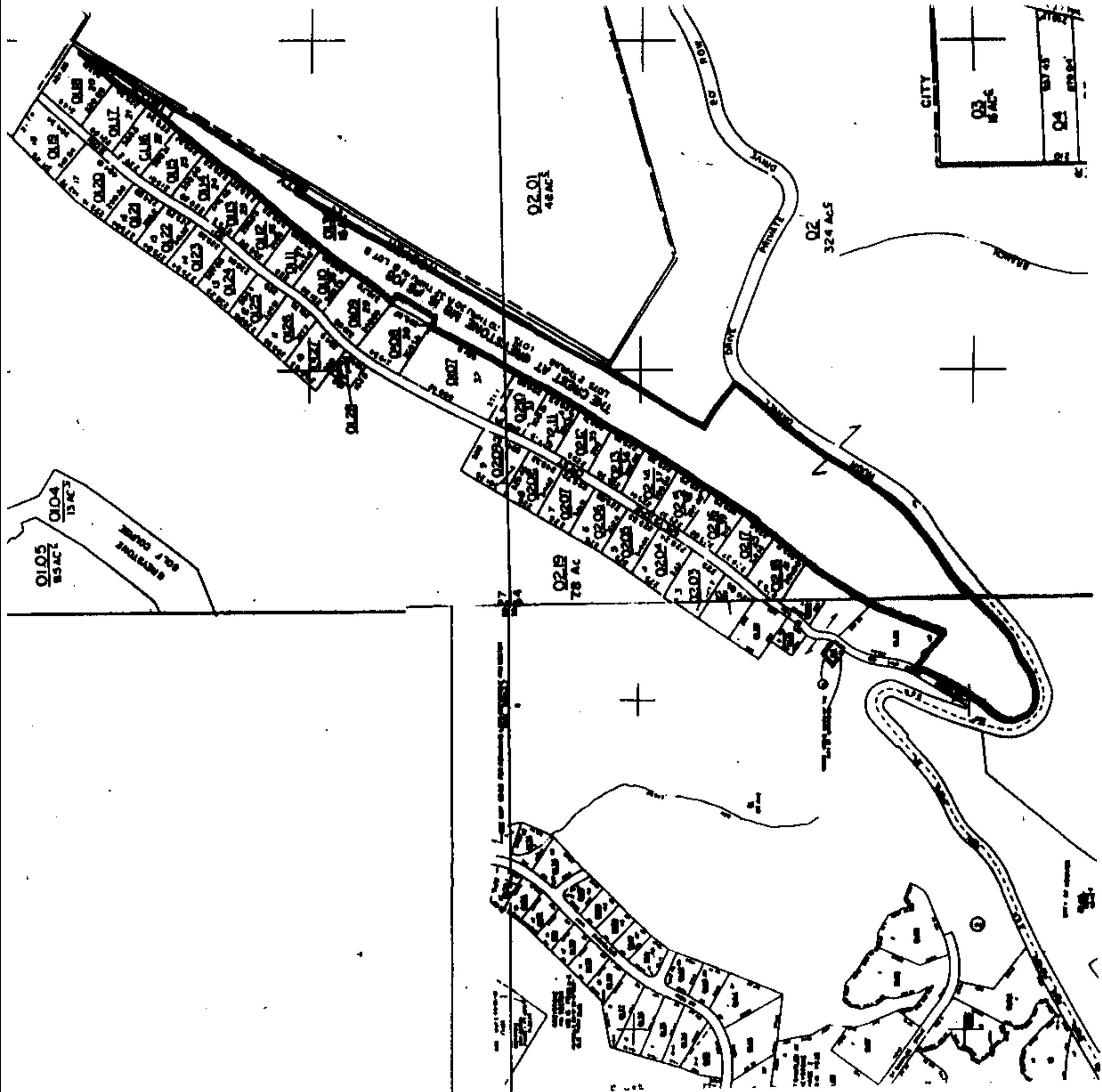
Commence at the Southwest corner of Section 34, Township 18 South, Range 1 West, Shelby County, Alabama; thence North $01^{\circ}25'28''$ East, being an assumed bearing of the west line of said Section, on the West boundary of said Section a distance of 3312.17 feet to a point on the southwest boundary of Lot 42 of The Crest at Greystone, a subdivision which is recorded in the Office of the Judge of Probate of Shelby County, Alabama; thence run Southeasterly on the boundary of said Lot to the southerly most corner of said Lot and the POINT OF BEGINNING of the herein described parcel; thence run Northeasterly on the southeastly boundary of said The Crest at Greystone to the Easterly most corner of said subdivision; thence run South $34^{\circ}16'37''$ West a distance of 1676.75 feet to a point; thence run North $55^{\circ}43'23''$ West a distance of 50.00 feet to a point; thence run South $34^{\circ}16'37''$ West a distance of 2813.00 feet to a point; thence run South $55^{\circ}43'23''$ East a distance of 384.26 feet to a point on the North right-of-way of Hugh Daniel Drive; thence run South $44^{\circ}29'01''$ West along the north right-of-way of said Drive a distance of 257.66 feet to a point on a curve to the left having a central angle of $11^{\circ}35'28''$ and a radius of 2355.31 feet; thence along said curve a distance of 476.49 feet to a point; thence tangent to said curve South $32^{\circ}53'33''$ West a distance of 298.21 feet to a curve to the right having a central angle of $25^{\circ}21'02''$ and a radius of 760.00 feet; thence along said curve a distance of 336.26 feet to a point; thence tangent to said curve South $58^{\circ}14'36''$ West a distance of 185.11 feet to a curve to the left having a central angle of $10^{\circ}11'44''$ and a radius of 1040.00 feet; thence along said curve a distance of 185.07 feet to a point; thence tangent to said curve South $48^{\circ}02'51''$ West a distance of 141.57 feet to a curve to the right having a central angle of $6^{\circ}57'27''$ and a radius of 782.51 feet; thence along said curve a distance of 95.02 feet to a point; thence tangent to said curve South $55^{\circ}00'18''$ West a distance of 374.53 feet to a point; thence North $34^{\circ}59'42''$ West a distance of 10.00 feet to a curve to the right having a central angle of $14^{\circ}17'16''$ and a radius of 747.86 feet; thence along said curve a distance of 186.49 feet to a point; thence tangent to said curve South $69^{\circ}17'34''$ West a distance of 59.49 feet to a curve to the right having a central angle of $129^{\circ}04'25''$ and a radius of 164.29 feet; thence along said curve a distance of 370.11 feet to a point; thence North $18^{\circ}21'59''$ East on the East right-of-way of said Hugh Daniel Drive a distance of 62.38 feet to the South Boundary of said The Crest at Greystone; thence run Northeasterly on the East boundary of the said The Crest at Greystone to a point on the south boundary of lot 43; thence Southeasterly along the boundary of said Lot 43 to a point; thence Northeasterly along the boundary of said Lot 43 to a point; thence Northwesterly the POINT OF BEGINNING at the southerly most corner of Lot 42. All lying and being in Section 27, Section 33, and Section 34, Township 18 South, Range 1 West, Shelby County, Alabama, containing 50.91 acres.

LESS AND EXCEPT THE FOLLOWING:

A 85' strip of land situated east of and adjacent to Lot 30, The Crest at Greystone, Amended Map, as recorded in the Probate Office at Shelby County, Alabama, in Map Book 18, Page 17B, and being more particularly described as follows:

Commence at the southwest corner of said Lot 30, which fronts on a private road known as Greystone Crest, and shown on said record map. Said point also being the common front lot corner of Lot 30 and Lot 32 of said subdivision. From said point run south $54^{\circ}01'30''$ east along the common lot line of Lot 30 and Lot 32 for a distance of 358.54 feet to the common rear corner of said Lot 30 and Lot 32 and being the POINT OF BEGINNING (P.O.B.) of the herein described 85' strip of land.

From said P.O.B. continue south $54^{\circ}01'30''$ east for 85.27 feet to a point; thence turn left and run north $31^{\circ}25'04''$ east, parallel to the rear line of said Lot 30 for 293.04 feet to a point; said point being on a line of the extension of the common lot line of Lot 30 and Lot 29 in said subdivision; thence turn left and run north $49^{\circ}41'02''$ west along said lot line extension for 86.04 feet to the common rear lot corner of said Lot 30 and Lot 29; thence turn left and run south $31^{\circ}25'04''$ west along the rear line of Lot 30 for 299.57 feet to the common rear lot corner of said Lot 30 and Lot 32 and being the point of beginning, containing 25,185.80 square feet or 0.58 acres, more or less.



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