

THIS INSTRUMENT PREPARED BY:

Joyce K. Lynn
1109 Townhouse Road
Helena, Alabama 35080
(NO TITLE EXAMINATION PROVIDED)

SEND TAX NOTICE TO:

Shelby Forest Estates Residential Homeowners Assoc., Inc.
129 Shelby Forest Road
Chelsea, AL 35043

STATE OF ALABAMA)

COUNTY OF SHELBY)

CORPORATION FORM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned grantor, J. Harris Development Corporation (hereinafter sometimes referred to as "Grantor"), in hand paid by Shelby Forest Estates Residential Homeowners Association, Inc. (hereinafter sometimes referred to as "Grantee"), the receipt whereof is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

A Part of Lot 4-A of A Resurvey of Lots 4 & 5 Shelby Forest Estates, as recorded in Map Book 25 on Page 78 in the Office of Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin found at the Southeast corner of said Lot 4-A; thence run in a Northwesterly direction along the Northeast line of said Lot 4-A for a distance of 153.45 feet to an iron pin found; thence turn an angle to the left of 07 degrees, 52 minutes, 27 seconds and run in a Northwesterly direction along the Northeast line of said Lot 4-A for a distance of 296.86 feet to an iron pin found at the Northeast corner of Lot 6 of Shelby Forest Estates, as recorded in Map Book 21 on Page 117 A & B, in the Office of Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 114 degrees, 40 minutes, 09 seconds and run in a Southwesterly direction along the Northwest line of said Lot 4-A and also along the Southeast line of said Lot 6 for a distance of 166.22 feet to an iron pin found on the Northeast right-of-way of Shelby Forest Circle in said Shelby Forest Estates. Said iron pin found being on a curve to the right having a central angle of 70 degrees, 09 minutes, 47 seconds and a radius of 55.00 feet; thence turn an angle to the left to the tangent of said curve of 90 degrees, 00 minutes, 00 seconds and run in a Southeasterly to Southwesterly direction along the arc of said curve for a distance of 67.35 feet to a point; thence turn an angle from the tangent of last stated curve to the left of 90 degrees, 00 minutes, 00 seconds and run in a Southeasterly direction for a distance of 55.00 feet to a point; thence turn an angle to the right of 40 degrees, 23 minutes, 24 seconds and run in a Southeasterly direction for a distance of 218.17 feet to a point on the South line of said Lot 4-A; thence turn an angle to the left of 51 degrees, 09 minutes, 19 seconds and run in an Easterly direction along the South line of said Lot 4-A for a distance of 106.15 feet to the point of beginning. Said part of Lot 4-A containing 47,748 square feet, more or less.

Inst # 1999-35774

08/26/1999-35774
09:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NWS 11.50

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

And Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of the premises; that the premises are free from all encumbrances, except as noted above; that it has a good right to sell and convey the premises as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 16th of July, 1999.

ATTEST:

J.HARRIS DEVELOPMENT CORPORATION

Jack A. Harris

Jack A. Harris

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Jack A. Harris whose name as Vice President of J.Harris Development Corporation, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 16th day of July, 1999.

Joyce K. Lynn

MY COMMISSION EXPIRES OCTOBER 1, 2000

Inst # 1999-35774

08/26/1999-35774
09:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 11.50