

This instrument was prepared by:
Clayton T. Sweeney, Attorney

2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
SAVANNAH POINTE RESIDENTIAL
ASSOCIATION, INC.

STATE OF ALABAMA)
COUNTY OF SHELBY)

Corporation Limited Liability

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY-ONE THOUSAND AND 00/100 DOLLARS (\$41,000.00)** to the undersigned grantor, BEACON DEVELOPMENT COMPANY, L.L.P., a limited liability partnership, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, and convey unto **SAVANNAH POINTE RESIDENTIAL ASSOCIATION, INC.** (herein referred to as GRANTEES), the following described real estate, situated in SHELBY County, Alabama:

EXHIBIT "A" IS ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999. Existing covenants and restrictions, easements, building lines, and limitations of record.

ALL of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, Alan C. Howard, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 11th day of August, 1999.

BEACON DEVELOPMENT COMPANY, L.L.P.

By: 

Alan C. Howard

Its: Managing Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Alan C. Howard, whose name as Managing Member of BEACON DEVELOPMENT COMPANY, L.L.P., a limited liability partnership, 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 partnership.

Given under my hand and official seal this 11th day of August, 1999.


Notary Public

My Commission Expires: 6/5/03

Inst # 1999-36915

09/02/1999-36915
08:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

A parcel of land, located in South half of the North half of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest Corner of the Southwest Quarter of the Northwest Quarter of Section 31, Township 21 South, Range 2 West Shelby County, Alabama; thence run Easterly along the Quarter line a distance of 2439.86 feet to the Point of Beginning; thence continue Easterly 246.57 feet to the West Right-of-Way line of Savannah Club Drive; thence right 87 deg. 48 min. 13 sec. Southerly a distance of 215.14 feet along the West Right-of-Way line of Savannah Club Drive to the P.C. of a curve to the right, concave Westerly, with a radius of 280.00 feet, a central angle of 22 deg. 05 min. 27 sec. and a chord length of 107.48 feet; thence run Southerly, then Southwesterly a distance of 107.96 feet along the arc of the curve being along the Westerly Right-of-way line of Savannah Club Drive to the P.C.C. of a curve to the right, concave Northwesterly, with a radius of 25.00 feet, a central angle of 73 deg. 30 min. 42 sec. and a chord distance of 29.92 feet; thence run Southwesterly, then Westerly a distance of 32.08 feet to the P.C.C. of a curve to the right, concave Northerly, with a radius of 416.10 feet, a central angle of 28 deg. 35 min. 36 sec. and a chord distance of 205.51 feet; thence run Westerly, then Northwesterly along the arc of the curve a distance of 207.65 feet; thence continue Northwesterly, tangent to said curve 160.54 feet; thence turn right 90 deg. 00 min. 00 sec. Northeasterly a distance of 223.84 feet to the Point of Beginning.

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