Inst # 1999-47823
11/23/1999-47823
3:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MAS 21.50

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

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the acceptance of the donation made herein and One and 00/100 Dollars ($1.00) in hand paid by the CITY OF PELHAM, ALABAMA, an Alabama Municipal Corporation (GRANTEE) receipt of which is hereby acknowledged, THOMAS J. THORNTON AND PATRICK A. THORNTON, Tenants In Common (GRANTOR) do grant, donate and convey unto the GRANTEE, the following described real estate situated, lying and being in the County of Shelby, State of Alabama, described as follows:

Parcel I:

Part of the NE1/4 of Section 28, Township 20 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

From an existing concrete monument being the locally accepted Northeast corner of said Section 28, run in a westerly direction along the north line of said Section 28 for a distance of 305.87 feet; thence turn an angle to the left of 85 degrees 08 minutes 06 seconds and run in a southerly direction for a distance of 426.79 feet to the point of beginning; thence continue in a southerly direction along last mentioned course for a distance of 992.01 feet; thence turn an angle to the right of 36 degrees 50 minutes 59 seconds and run in a southwesterly direction for a distance of 742.37 feet; thence turn an angle to the right of 26 degrees 22 minutes 31 seconds and run in a southwesterly direction for a distance of 135.54 feet; thence turn an angle to the right of 36 degrees 00 minutes 10 seconds and run in a northwesterly direction for a distance of 93.49 feet; thence turn an angle to the right of 35 degrees 22 minutes 32 seconds and run in a northwesterly direction for a distance of 74.29 feet; thence turn an angle to the right of 36 degrees 17 minutes 33 seconds and run in a northwesterly direction for a distance of 192.89 feet; thence turn an angle to the right of 46 degrees 35 minutes 34 seconds and run in a northeasterly direction for a distance of 634.89 feet; thence turn an angle to the left of 37 degrees 35 minutes 49 seconds and run in a northerly direction for a distance of 239.76 feet; thence turn an angle to the left of 54 degrees 48 minutes 30 seconds and run in a northwesterly direction for a distance of 95.19 feet; thence turn an angle to the left of 66 degrees 05 minutes 19 seconds and run in a southwesterly direction for a distance of 606.14 feet; thence turn an angle to the right of 26 degrees 16 minutes 59 seconds and run in a westerly direction for a distance of 437.37 feet; thence turn an angle to the left of 94 degrees 59 minutes 29 seconds and run in a southerly direction for a distance of 547.24 feet; thence turn an angle to the right of 33 degrees 37 minutes 20 seconds and run in a southwesterly direction for a distance of 884.75 feet; thence turn an angle to the right of 103 degrees 16 minutes 43 seconds and run in a northwesterly direction for a distance of 191.44 feet; thence turn an angle to the right of 62 degrees 24 minutes 59 seconds and run in a northeasterly direction for a distance of 811.37 feet; thence turn an angle to the left of 18 degrees 40 minutes 20 seconds and run in a northerly direction for a distance of 261.20 feet; thence turn an angle to the left of 52 degrees 02 minutes 11 seconds and run in a northwesterly direction for a distance of 65.19 feet; thence turn an angle to the right of 51 degrees 24 minutes 48 seconds and run in a northerly direction for a distance of 281.60 feet; thence turn an angle to the right of 80 degrees 49 minutes 56 seconds and run in a northeasterly direction for a distance of 891.53 feet; thence turn an angle to the left of 11 degrees 16 minutes 54 seconds and run in a northeasterly direction for a distance of 480.75 feet; thence turn an angle to the left of 26 degrees 33 minutes 54 seconds and run in a northeasterly direction for a distance of 300.0 feet; thence turn an angle to the right of 53 degrees 07 minutes 48 seconds and run in an easterly direction for a distance of 395.0 feet, more or less, to the point of beginning, containing 34.91 acres, more or less.

Parcel II

Part of the East ½ of Section 28, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From an existing concrete monument being the locally accepted northeast corner of said Section 28, run in a southerly direction along the east line of said Section for a distance of 2071.83 feet to the point of beginning; thence continue in a southerly direction along last mentioned course for a distance of 560.0 feet to an existing concrete monument; thence turn an angle to the right of 41 degrees 55 minutes 57 seconds and run in a southwesterly direction for a distance of 135.48 feet; thence turn an angle to the left of 13 degrees 30 minutes 43 seconds and run in a southwesterly direction for a distance of 240.0 feet; thence turn an angle to the left of 8 degrees 44 minutes 17 seconds and run in a southwesterly direction for a distance of 430.0 feet; thence turn an angle to the left of 32 degrees 54 minutes 04 seconds and run in a southeasterly direction for a distance of 478.77 feet; thence turn an angle to the right of 65 degrees 51 minutes 33 seconds and run in a southwesterly direction for a distance of 433.48 feet; thence turn an angle to the left of 71 degrees 51 minutes 02 seconds and run in a southeasterly direction for a distance of 40.0 feet; thence turn an angle to the right of 90 degrees and run in a southwesterly direction for a distance of 160.0 feet; thence turn an angle to the right of 80 degrees 00 minutes 13 seconds and run in a northwesterly direction for a distance of 861.54 feet; thence turn an angle to the left of 5 degrees 53 minutes 06 seconds and run in a northwesterly direction for a distance 376.30 feet; thence turn an angle to the right of 45 degrees 59 minutes 28 seconds and run in a northeasterly direction for a distance of 150.0 feet; thence turn an angle to the right of 46 degrees 06 minutes 58 seconds and run in a northeasterly direction for a distance of 180.16 feet; thence turn an angle to the right of 76 degrees 43 minutes 08 seconds and run in a southeasterly direction for a distance 442.99 feet; thence turn an angle to the left of 62 degrees 34 minutes 47 seconds and run in a northeasterly direction for a distance of 110.68 feet; thence turn an angle to the left of 32 degrees 10 minutes 57 seconds and run in a northeasterly direction for a distance of 866.83 feet; thence turn an angle to the left of 75 degrees 13 minutes 12 seconds and run in a northwesterly direction for a distance of 111.02 feet; thence turn an angle to the left of 51 degrees 03 minutes 23 seconds and run in a westerly direction for a distance of 645.95 feet; thence turn an angle to the right of 56 degrees, 38 minutes 15 seconds and run in a northwesterly direction for a distance of 69.46 feet; thence turn an angle to the right of 34 degrees 01 minutes 03 seconds and run in a northerly direction for a distance of 133.32 feet; thence turn an angle to the right of 63 degrees 02 minutes 25 seconds and run in a northeasterly direction for a distance of 170.0 feet; thence turn an angle to the right of 15 degrees 56 minutes 20 seconds and run in a northeasterly direction for a distance of 499.71 feet; thence turn an angle to the right of 19 degrees 04 minutes 19 seconds and run in a southeasterly direction for a distance of 303.30 feet, more or less, to the point of beginning. Containing 30.06 acres, more or less.

Parcel III

Part of Sections 28, 32, and 33, all in Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the NE corner of said Section 28, run in a southerly direction along the east line of said section for a distance 2631.83 feet to an existing concrete monument; thence turn an angle to the left of 2 degrees 47 minutes 44 seconds and run in a southerly direction along the accepted east line of said Section 28 for a distance of 450.96 feet; thence turn an angle to the right of 90 degrees and run in a westerly direction for a distance of 1573.70 feet to an existing iron rebar set by Laurence D. Weygand and being the point of beginning; thence turn an angle to the left of 60 degrees 52 minutes 38 seconds and run in a southwesterly direction for a distance of 744.61 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 49 degrees 38 minutes 09 seconds and run in a southwesterly direction for a distance of 99.69 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 45 degrees 31 minutes 04 seconds and run in a northwesterly direction for a distance of 300.36 feet to an existing iron rebar; thence turn an angle to the left of 74 degrees 37 minutes 34 seconds and run in a southwesterly direction for a distance of 678.14 feet to an existing iron rebar; thence turn an angle to the right of 20 degrees 15 minutes 58 seconds and run in a southwesterly direction for a distance of 500.00 feet to an existing

iron rebar; thence turn an angle to the right of 21 degrees 23 minutes 53 seconds and run in a westerly direction for a distance of 334.63 feet to an existing iron rebar; thence turn an angle to the left of 83 degrees 22 minutes 34 seconds and run in a southerly direction for a distance of 500.00 feet to an existing iron rebar; thence turn an angle to the right of 18 degrees 43 minutes 58 seconds and run in a southwesterly direction for a distance of 899.61 feet to an existing iron rebar; thence turn an angle to the right of 79 degrees 17 minutes 05 seconds and run in a northwesterly direction for a distance of 149.16 feet to an existing iron rebar; thence turn an angle to the right of 45 degrees 37 minutes 41 seconds and run in a northwesterly direction for a distance of 302.70 feet to an existing iron rebar; thence turn an angle to the left of 91 degrees 51 minutes 34 seconds and run in a southwesterly direction for a distance of 463.25 feet to an existing iron rebar; thence turn an angle to the left of 28 degrees 31 minutes 42 seconds and run in a southwesterly direction for a distance of 114.13 feet to an existing iron rebar; thence turn an angle to the left of 55 degrees 26 minutes 55 seconds and run in a southeasterly direction for a distance of 170 feet to an existing iron rebar; thence turn an angle to the right of 37 degrees 08 minutes 09 seconds and run in a southerly direction for a distance of 75.64 feet to an existing iron rebar; thence turn an angle to the left of 52 degrees 29 minutes 07 seconds and run in a southeasterly direction for a distance of 105.00 feet to an existing iron rebar; thence turn an angle to the left of 53 degrees 17 minutes 29 seconds and run in an easterly direction for a distance of 212.05 feet to an existing iron rebar; thence turn an angle to the right of 53 degrees 17 minutes 29 seconds and run in a southeasterly direction for a distance of 180.00 feet to an existing iron rebar; thence turn an angle to the left of 40 degrees 01 minute 49 seconds and run in a southeasterly direction for a distance of 163.25 feet to an existing iron rebar; thence turn an angle to the right of 64 degrees 43 minutes 05 seconds and run in a southerly direction for a distance of 231.04 feet to an existing iron rebar; thence turn an angle to the left of 103 degrees 12 minutes 39 seconds and run in a northeasterly direction for a distance of 250.00 feet to an existiing iron rebar; thence turn an angle to the left of 86 degrees 03 minutes 17 seconds and run in a northwesterly direction for a distance of 178.89 feet to an existing iron rebar; thence turn an angle to the right of 62 degrees 35 minutes 33 seconds and run in a northeasterly direction for a distance of 136.01 feet to an existing iron rebar; thence turn an angle to the left of 21 degrees 30 minutes 38 seconds and run in a northwesterly direction for a distance of 578.47 feet to an existing iron rebar; thence turn an angle to the right of 46 degrees 04 minutes 34 seconds and run in a northeasterly direction for a distance of 947.02 feet to an existing iron rebar; thence turn an angle to the right of 83 degrees 09 minutes 12 seconds and run in a southeasterly direction for a distance of 186.01 feet to an existing iron rebar; thence turn an angle to the right of 82 degrees 42 minutes 37 seconds and run in a southwesterly direction for a distance of 834.66 feet to an existing iron rebar; thence turn an angle to the left of 18 degrees 48 minutes 03 seconds and run in a southwesterly direction for a distance of 432.67 feet to an existing iron rebar; thence turn an angle to the left of 106 degrees 20 minutes 45 seconds and run in a southeasterly direction for a distance of 450.00 feet to an existing iron rebar; thence turn an angle to the left of 45 degrees 46 minutes 56 seconds and run in a northeasterly direction for a distance of 515.00 feet to an existing iron rebar; thence turn an angle to the left of 55 degrees 31 minutes 40 seconds and run in a northerly direction for a distance of 100.0 feet to an existing iron rebar; thence turn an angle to the left of 52 degrees 41 minutes 46 seconds and run in a northwesterly direction for a distance of 132.0 feet to an existing iron rebar; thence turn an angle to the right of 19 degrees 40 minutes 20 seconds and run in a northwesterly direction for a distance of 119.27 feet to an existing iron rebar; thence turn an angle to the right of 49 degrees 24 minutes 48 seconds and run in a northeasterly direction for a distance of 68.97 feet to an existing iron rebar; thence turn an angle to the right of 45 degrees 55 minutes 05 seconds and run in a northeasterly direction for a distance of 65.70 feet to an existing iron rebar; thence turn an angle to the left of 32 degrees 42 minutes 34 seconds and run in a northeasterly direction for a distance of 97.78 feet to an existing iron rebar; thence turn an angle to the right of 35 degrees 43 minutes 52 seconds and run in a northeasterly direction for a distance of 773.93 feet to an existing iron rebar; thence turn an angle to the left of 6 degrees 14 minutes 40 seconds and run in a northeasterly direction for a distance of 234.03 feet to an existing iron rebar; thence turn an angle to the right of 16 degrees 52 minutes 44 seconds and run in a northeasterly direction for a distance of 474.16 feet to an existing iron rebar; thence turn an angle to the right of 81 degrees 52 minutes 12 seconds and run in a southeasterly direction for a distance of 50.00 feet to an existing iron rebar; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a northeasterly direction for a distance of 190.00 feet to an existing iron rebar; thence turn an angle to the right of 49 degrees 50 minutes 23 seconds and run in a southeasterly direction for a distance of 206.41 feet to an existing iron rebar;

thence turn an angle to the right of 70 degrees 25 minutes 25 seconds and run in a southwesterly direction for a distance of 600 feet to an existing iron rebar; thence turn an angle to the right of 49 degrees 23 minutes 23 seconds and run in a southwesterly direction for a distance of 280.00 feet to an existing iron rebar; thence turn an angle to the right of 55 degrees 49 minutes 51 seconds and run in a northwesterly direction for a distance of 189.48 feet to an existing iron rebar; thence turn an angle to the left of 42 degrees 58 minutes 18 seconds and run in a southwesterly direction for a distance of 327.05 feet to an existing iron rebar; thence turn an angle to the left of 9 degrees 57 minutes 40 seconds and run in a southwesterly direction for a distance of 546.37 feet to an existing iron rebar; thence turn an angle to the left of 9 degrees 02 minutes 42 seconds and run in a southwesterly direction for a distance of 832.41 feet to an existing iron rebar; thence turn an angle to the right of 66 degrees 43 minutes 56 seconds and run in a northwesterly direction for a distance of 125.00 feet to an existing iron rebar; thence turn an angle to the left of 52 degrees 52 minutes 48 seconds and run in a southwesterly direction for a distance of 515.00 feet to an existing iron rebar; thence turn an angle to the right of 61 degrees 00 minutes 48 seconds and run in a northwesterly direction for a distance of 77.86 feet to an existing iron rebar; thence turn an angle to the left of 69 degrees 35 minutes 48 seconds and run in a southwesterly direction for a distance of 670.00 feet to an existing iron rebar; thence turn an angle to the right of 53 degrees 48 minutes 03 seconds and run in a northwesterly direction for a distance of 458.80 feet to an existing iron rebar; thence turn an angle to the right of 10 degrees 48 minutes 31 seconds and run in a northwesterly direction for a distance of 192.94 feet to an existing iron rebar; thence turn an angle to the right of 18 degrees 38 minutes 22 seconds and run in a northwesterly direction for a distance of 715.00 feet to an existing iron rebar; thence turn an angle to the right of 19 degrees 01 minute 20 seconds and run in a northwesterly direction for a distance of 139.97 feet to an existing iron rebar; thence turn an angle to the right of 41 degrees 32 minutes 32 seconds and run in a northeasterly direction for a distance of 878.05 feet to an existing iron rebar; thence turn an angle to the right of 60 degrees 22 minutes 0 seconds and run in an easterly direction for a distance of 187.42 feet to an existing iron rebar; thence turn an angle to the left of 9 degrees 01 minutes 09 seconds and run in a northeasterly direction for a distance of 189.91 feet to an existing iron rebar; thence turn an angle to the left of 27 degrees 49 minutes 15 seconds and run in a northeasterly direction for a distance of 230.00 feet to an existing iron rebar; thence turn an angle to the left of 27 degrees 44 minutes 24 seconds and run in a northeasterly direction for a distance of 626.92 feet to an existing iron rebar; thence turn an angle to the left of 74 degrees 30 minutes 51 seconds and run in a northwesterly direction for a distance of 215.08 feet to an existing iron rebar; thence turn an angle to the right of 39 degrees 55 minutes 04 seconds and run in a northwesterly direction for a distance of 424.37 feet to an existing iron rebar; thence turn an angle to the left of 39 degrees 12 minutes 11 seconds and run in a northwesterly direction for a distance of 65.04 feet to an existing iron rebar; thence turn an angle to the right (84 degrees 35 minutes 09 seconds to the chord) and run in a northeasterly direction along the arc of a curve (said curve being concave in a northwesterly direction and having a central angle of 1 degree 10 minutes 19 seconds and a radius of 2571.24 feet) for a distance of 52.59 feet to a point of reverse curve; thence turn an angle to the right and run in a northeasterly direction along the arc of a curve (said new curve being concave in a southeasterly direction and having a central angle of 20 degrees 30 minutes and a radius of 799.51 feet) for a distance of 286.06 feet to the point of ending of said curve and the beginning of a third curve, said newest curve being concave in a northwesterly direction and having a central angle of 29 degrees 0 minutes and a radius of 726.01 feet; thence turn in a northeasterly direction along the arc of said curve for a distance 367.47 feet to the point of ending of said curve; thence run in a northeasterly direction along a line tangent to the end of said curve for a distance of 30.91 feet to an existing iron pin; thence turn an angle to the right of 104 degrees 45 minutes 05 seconds and run in a southeasterly direction for a distance of 313.17 feet to an existing iron pin; thence turn an angle to the left of 122 degrees 39 minutes 39 seconds and run in a northerly direction for a distance of 85.0 feet to an existing iron rebar; thence turn an angle to the right of 46 degrees 24 minutes 31 seconds and run in a northeasterly direction for a distance of 862.93 feet to an existing iron rebar; thence turn an angle to the right of 29 degrees 20 minutes 29 seconds and run in a northeasterly direction for a distance of 325.0 feet to an existing iron rebar; thence turn an angle to the left of 13 degrees 09 minutes 20 seconds and run in a northeasterly direction for a distance of 438.94 feet to an existing iron rebar; thence turn an angle to the right of 98 degrees 04 minutes 24 seconds and run in a southeasterly direction for a distance of 475.00 feet to an existing iron rebar; thence turn an angle to the left of 58 degrees 24 minutes 58 seconds and run in a southeasterly direction for a distance of 230.00 feet to an existing iron rebar; thence turn an

angle to the right of 10 degrees 12 minutes 45 seconds and run in a southeasterly direction for a distance of 600.00 feet to an existing iron rebar; thence turn an angle to the right of 8 degrees 09 minutes 42 seconds and run in a southeasterly direction for a distance of 80.00 feet to an existing iron rebar being the point of beginning. Containing 176.60 acres, more or less.

Subject to:

1. Such easements as may exist over, upon or across said land for roads and utilities.

2. The use of this property shall be restricted for the construction and operation of a municipal golf course and such buildings and facilities as may be necessary or desirable in support of the operation of said golf course for a period of fifty (50) years from the date hereof. After the expiration of fifty (50) years from the date hereof, said restriction on the use of said property for the construction and operation of a municipal golf course shall no longer be applicable and said property may be used for such purpose or purposes as are deemed by the City of Pelham to be advisable and in the best interest of the City.

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

And the said GRANTOR does for themselves and for their successors and assigns, covenant with the said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of said Premises, and that they have a good right to grant and convey the aforesaid property, that they will and their 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 GRANTOR, have hereunto set their hands and seals, this 23rd day of November, 1999.

Thomas J. Thornton (SEAL)
Thomas J. Thornton

Patricia A Thornton (SEAL)
Patrick A. Thornton

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas J. Thornton and Patrick A. Thornton, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 23rd day of November, 1999.

Marie E. Edson
Notary Public

My Commission expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE. MY COMMISSION EXPIRES: July 5, 2001. BONDED THRU NOTARY PUBLIC UNDERWRITERS.