

FMV
132,900.00

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, Mildred V. Green ("Grantor") doe by these presents, sell, grant, bargain and convey unto Green Realty, Ltd., an Alabama limited partnership (hereinafter referred to as "Grantee"), the real estate, situated in Shelby County, Alabama attached hereto as Exhibit "A" and incorporated herein by reference.

Subject to:

- (1) All taxes for the year 2000 and subsequent years due and payable;
- (2) Any applicable zoning ordinances;
- (3) Those matters of record.

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

The property herein conveyed is not the homestead of the Grantor.

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

Inst # 1999-49293

12/06/1999-49293
03:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MMS 1338.00

jjk\mgreen\genwar.deed 11/12/99

IN WITNESS WHEREOF, the said Grantor has hereto set his signature this the

17th day of November, 1999.

Mildred V. Green

MILDRED V. GREEN

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Mildred V. Green, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Agreement, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of November, 1999.

Linda K. Morris

Notary Public

My Commission Expires: 5/30/2001

Prepared by:

Jack J. Kubiszyn, Esq.

✓ Leitman, Siegal & Payne, P.C.
600 North 20th Street, Suite 400
Birmingham, Alabama 35203

Send Tax Notice to:

Green Realty, Ltd.

2416 Country Country Club Lane
Birmingham, AL 35223

EXHIBIT "A"

A part of the SW1/4 of the NE1/4, NW1/4 of the SE1/4 of Section 36, Township 18S, Range 2 West, Shelby County, Alabama, more particularly described as follows. From the Southeast Corner of said SW1/4 of the NE1/4; thence west along the south quarter section line of said SW1/4 of the NE1/4 959.23 feet, to point of beginning; thence right 90° northerly 95.0 feet; thence left 45° northwesterly 127.0 feet; thence right 43°30' northerly 75.00' to the southeast right of way of a proposed road; thence left 126°38'19" along said right of way southerly 130.32', to point of a curve; thence continue along curve of said right of way having a curve radius of 377.81 feet an arc length 150.36 feet, a delta angle of 22°48' 11" a tangent of 76.19 feet, to the northeast right of way of U.S. Highway No. 280; thence left 90° to tangent of said curve southeasterly along a chord of the northeast right of way of said U.S. Highway 280, 235.0 feet; thence left 91°54'15" from said chord northeasterly 54.50 feet to the south quarter section line of said SW1/4 of the NE1/4; thence right 62°50'45" easterly 60.90 feet along said quarter section to point of beginning. Said property containing 1.08 acres, more or less.

BIRMINGHAM

DESCRIPTION OF PROPERTY SURVEYED AND SHOWN HEREON:
PARCEL I: BEING A PART OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, AND RUN WEST ALONG THE SOUTH LINE OF SAID 1/4 SECTION A DISTANCE OF 1,020.17 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 62°-50'-45" AND RUN SOUTHWESTERLY FOR 54.50 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 280, SAID POINT BEING ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 5,639.58 FEET AND SUBTENDING A CENTRAL ANGLE OF 03°-18'-10"; THENCE TURN AN ANGLE TO THE RIGHT OF 91°-16'-35" TO BECOME TANGENT WITH SAID CURVE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 280 FOR 325.08 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 280 AND THE NORTHERLY RIGHT OF WAY LINE OF GREENHILL PARKWAY, AS RECORDED IN REAL BOOK 066, PAGE 146, SHELBY COUNTY, ALABAMA; SAID POINT IS ALSO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 5,639.58 FEET AND SUBTENDING A CENTRAL ANGLE OF 00°-45'-06"; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 280 FOR 73.99 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF PROPERTY RECORDED IN REAL BOOK 051, PAGE 40, SHELBY COUNTY, ALABAMA; THENCE TURN AN ANGLE TO THE RIGHT OF 106°-02'-17" FROM THE TANGENT OF SAID CURVE AND RUN NORTHEASTERLY FOR 456.71 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 3, COLONIAL PROPERTIES SUBDIVISION, AS RECORDED IN MAP BOOK 8, PAGE 138, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE TURN AN ANGLE TO THE RIGHT OF 90°-08'-24" AND RUN SOUTHEASTERLY FOR 104.88 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID GREENHILL PARKWAY, SAID POINT BEING ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 670.14 FEET AND SUBTENDING A CENTRAL ANGLE OF 11°-13'-50"; THENCE TURN AN ANGLE TO THE RIGHT OF 104°-25'-36" TO BECOME TANGENT TO SAID CURVE; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALONG SAID GREENHILL PARKWAY RIGHT OF WAY FOR 131.36 FEET TO THE END OF SAID CURVE; THENCE TURN AN ANGLE TO THE RIGHT OF 90°-00'-00" FROM TANGENT OF SAID CURVE AND RUN NORTHWESTERLY FOR 15.00 FEET ALONG SAID GREENHILL PARKWAY RIGHT OF WAY TO A POINT; THENCE TURN AN ANGLE TO THE LEFT OF 90°-00'-00" AND RUN SOUTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID GREENHILL PARKWAY FOR 179.92 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 422.57 FEET AND SUBTENDING A CENTRAL ANGLE OF 17°-23'-48"; THENCE RUN ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT OF WAY LINE OF SAID GREENHILL PARKWAY FOR 128.30 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 32,078.16 SQUARE FEET, MORE OR LESS, OR 0.74 ACRES, MORE OR LESS.

Inst # 1999-49293

12/06/1999-49293
03:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
1338.00
004 HHS