## Form furnished by LAND TITLE COMPANY

Three Hundred Fifty Thousand and no/100 (\$330,000.00)  the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kenneth E. Williams, a married man sercia referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto  GREENWICH DEVELOPMENT, L.L.C.  Sherein referred to as granton, whether one or more), the following described real estate situated in County, Alabama, to-wh:  Shelby  See attached Exhibit "A" for legal description.  SUBJECT TO: (1) Current taxes; (2) Easèment recorded in Instrument 1992-26416 in the Probate Office of Shelby County, Alabama; (3) Right of Way granted to Alabama Power Company by instrument recorded in Volume 168, page 165 Volume 205, page 15 and Volume 127, by instrument recorded in Volume 168, page 166 Volume 205, page 15 and Volume 127, page 376 in the Probate Office of Shelby County, Alabama; (4) Less and except any part of subject property lying within a road right of way; (5) Rights of upstream and downstream riparian owners with respect to that certain ditch, bordering subject property.  The above described property does not constitute the homestead of the grantor herein.		~	CREENWI	CH DEVELOPMENT, L	T C
O. Box 846 P. O. Box 846 P. O. Box 846 Riveringham, Al. 35201-0846  ARRANTY DEEDS		<u>-</u>	<b>V4</b>		,. 11.0.
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STATE OF ALABAMA

This Form Furnished by

NY OF ALABAMA

LAND TITLE COMPANY OF ALABAMA 600 20th Street North Birmingham, Alabama 35203-2601

(205) 251-2871

418405

A parcel of land situated in the South % of the Southeast % of the Northwest % of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Southeast % of the Northwest % of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama; thence run Easterly along the South line of said quarter-quarter 696.88' to a point in the centerline of a channeled ditch, thence run North 19 degrees 26 minutes East along centerline of said ditch 12.22 to a point of beginning of the property being described, thence continue along last described course 688.14' to a point on the North line of the South one half, of the Southeast quarter of the Northwest quarter of said Section 18, thence run Westerly along said Half quarter-quarter line 498.86' to a point, thence 77 degrees 28 minutes left and run Southwesterly 100.00 to a point, thence 77 degrees 28 minutes right and run Westerly 150.0' to a point on the Bast right of way line of Shelby County Highway Number 35, A.K.A. The Upper Fungo Hollow Road, thence 77 degrees 28 minutes left and run Southwesterly along said East right of way line of said Highway 35, 233.88' to a point, thence 102 degrees 38 minutes left and run Easterly 153.72' to a point, thence 102 degrees 38 minutes right and run Southwesterly 100.00' to a point, thence 20 degrees 45 minutes left Southeasterly 228.42' to a point 3 feet North of a paved private driveway, thence 81 degrees 49 minutes 32 seconds left and run Easterly 328.16' to the point of beginning.

Less and except a right-of-way reserved to Melanie Richardson Peeler to run with the land described as follows:

An Basement Fifty (50) feet in width for ingress, egress, vehicular and pedestrian traffic and utilities lying immediately north and east of the following described boundary of said easement:

Commance at the Southwest corner of the Southeast % of the Northwest % of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama; thence run Basterly along the South line of said quarter-quarter 696.88' to a point in the centerline of a channeled ditch, thence run North 19 degrees 26 minutes East along centerline of said ditch 12.22' to a point, thence continue along last described course 688.14' to a point on the North line of the South one half, of the Southeast quarter of the Northwest quarter of said Section 18, thence run Westerly along said Half quarter-quarter line 498.86' to a point, thence 77 degrees 28 minutes left and run Southwesterly 100.00 to a point, thence 77 degrees 28 minutes right and run Westerly 150.0' to a point on the East right of way line of Shelby County Highway Number 35, A.K.A. The Upper Fungo Hollow Road, thence 77 degrees 28 minutes left and run Southwesterly along said East right of way line of said Highway 35, 233.88' to the point of beginning of the south and west boundary of said easement, thence 102 degrees 38 minutes left and run Easterly 153.72' to a point, thence 102 degrees 38 minutes right and run Southwesterly 100.00' to a point, thence 20 degrees 45 minutes left Southeasterly to a point on the South line of said quarter-quarter section; thence easterly along the of the South line of said quarter-quarter section to the point of intersection of the South line of said quarterquarter section with the channeled ditch referred to above and referred to in the description of "Track I" in that certain deed dated May 2, 1981 and recorded in Book 322, page 841, in the Office of the Judge of Probate of Shelby County, Alabama, and the point of ending of the south and west boundary of said easement.

Inst # 2000-22357

O7/O6/2000-22357
O8:20 AM CERTIFIED
SELY CHRY JEE & PREATE
\$3.50