

THE STATE OF ALABAMA,

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Five Thousand and No/100 (\$5,000.00) -----

DOLLARS

to the undersigned grantor Johnson-Rast & Hays Co., a corporation,

in hand paid by Sam Bennett Realty & Development Company, Inc.

the receipt whereof is hereby acknowledged, the said Johnson-Rast & Hays Co.

does grant, bargain, sell and convey unto the said Sam Bennett Realty & Development Company, Inc

the following described real estate, to-wit: Lot 7, Block 1, Altadena Park, according to the Survey recorded in Map Book 5, page 73, in the Office of the Judge of Probate of Shelby County, Alabama, LESS AND EXCEPT: A 10 foot wide strip along the West side and triangular strips along the South and East sides, said excepted portion more particularly described as follows: Begin at the Easternmost corner of said Lot 7 and run thence Southwesterly 115.66 feet to the Southernmost corner of said Lot 7; thence run Northwesterly 205.00 feet to the Westernmost corner of said Lot 7; thence run Northeasterly along the Easterly right-of-way line of Old Caldwell Mill Road 123.51 feet to the Northernmost corner of said Lot 7; thence turn right 97 degrees 00 minutes to tangent and run Southeasterly along the Northerly line of said Lot 7, 10.04 feet; thence turn 82 degrees 58 minutes 13 seconds right to tangent, and run Southwesterly along the arc of a curve having a radius of 394.13 feet, as it curves to the left, 14.53 feet to the end of said curve; thence continue Southwesterly on a course 10 feet Easterly of and parallel to said right-of-way line, 69.24 feet to the beginning of a curve to the left having a radius of 25.0 feet; thence run Southeasterly along the arc of said curve 33.60 feet to the end of said curve; thence run Southeasterly on a course that is tangent to last said curve 169.89 feet; thence turn 86 degrees 41 minutes 30 seconds left and run Northeasterly 115.48 feet to the point of beginning;
situated in Shelby County, Alabama. confid

TO HAVE AND TO HOLD unto the said Sam Bennett Realty & Development Company, Inc.,

its successors

~~books~~ and assigns forever.

And the said grantor does itself, and for its successors and assigns, covenant with the said...

Sam Bennett Realty & Development Company, Inc., its successors

successors

except as noted;

that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good

right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend

the same unto the said Sam Bennett Realty & Development Company, Inc., its successors

~~None~~ and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said _____ Johnson-Rast & Hays Co.

has caused these presents to be executed by Tom E. Rast

..., its President, duly authorized thereto, ~~and executed by~~

~~SECRET~~

~~and affixed its corporate seal hereto~~, being duly authorized thereto, on this

the 9th day of August, 1971

JOHNSON-RAST & HAYS CO.

Attest:

By Tom E. Rast Its President.

Secretary.



Shelby Cnty Judge of Probate, AL
08/16/1971 12:00:00 AM FILED/CERT

BOOK 269 PAGE 353

THE STATE OF ALABAMA,

JEFFERSON
County.

I, _____ the undersigned authority _____, a Notary Public

in and for said County, in said State, hereby certify that Tom E. Rast _____, whose name
as President _____ of the Johnson-Rast & Hays Co. _____

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 this 9th day of August 1971

[Signature]

Notary Public

Prepared by Richard S. Riley

SPAIN, GILLON, RILEY, TATE & ANSLEY

First National Building
Birmingham, Ala 35203

My commission expires 12-14-73

continued from reverse side:

SUBJECT TO:

1. Taxes due October 1, 1971;
2. Transmission line permit to Alabama Power Company dated January 15, 1962 and recorded in Deed Book 220, page 43;
3. Title to minerals underlying caption lands with mining rights and privileges belonging thereto;

The purpose of this deed is to correct the description appearing in that
certain deed from the Grantor to the Grantee herein dated, to-wit: July
13, 1971.



19710816000033550 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/16/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 AUG 16 AM 8:40
Deed Book 269 Page 384
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cons. of Probate
JUDGE OF PROBATE

BOOK 269 PAGE 384

Johnson-Rast & Hays Co.

TO

Sam Bennett Realty & Develop-
ment Company, Inc.

See encl.

CORPORATION

Warranty Deed

The State of Alabama

County

I, _____ Judge of the Probate Court of said County,
hereby certify that the foregoing conveyance
was filed for registration in this office on the

_____ day of _____, 19____, and was re-

corded in Vol. _____ Record of Deeds,

Pages _____ on the _____

day of 5.00 19____

Judge of Probate.

Recording Fee, \$ _____

State Tax \$ _____