

This instrument was prepared by Karl C. Harrison, Attorney at Law
Columbiana, Alabama 35051

WARRANTY DEED

6604

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Ninety-one Thousand Seven Hundred Forty-one and 50/100 Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Rollin L. Johnson and wife, Haynie E. Johnson; Lyndal J. Cline and husband, Luther E. Cline; Addie J. Smith and husband, Theron E. Smith (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Charles W. Stewart (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the $N\frac{1}{2}$ of the $SW\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commence at the NE corner of the $SW\frac{1}{4}$ of the $NW\frac{1}{4}$ of said Section 31; thence in an easterly direction, a distance of 452.73 feet; thence 86 deg. 31 min. 40 sec. right, in a southerly direction, a distance of 1321.78 feet; thence 47 deg. 06 min. right, in a southwesterly direction, a distance of 250.20 feet to the Point of Beginning, said point being in the approximate center line of an existing road; thence 79 deg. 55 min. 15 sec. right, in a northwesterly direction along said approximate center line, a distance of 149.66 feet to the beginning of a curve to the left, having a radius of 113.67 feet and a central angle of 66 deg. 50 min.; thence southwesterly along said curve and approximate center line, a distance of 132.59 feet to end of said curve; thence in a southwesterly direction along a line tangent to said curve, a distance of 85.50 feet to a point on the easterly R/W line of a now existing Highway 31 South, said point being on a curve having a radius of 2010.08 feet and subtended by a chord length of 868.19 feet, and from last described course, turn an angle of 67 deg. 46 min. 46 sec. left to said chord; thence in a southerly direction along said curve and R/W line, a distance of 875.07 feet to the point of Spiral to Curve of said R/W; thence from last described chord, turn 15 deg. 07 min. 04 sec. right to chord of said Spiral, said chord having a length of 307.65 feet; thence in a southerly direction along said Spiral and R/W line, a distance of 307.95 feet to the point of Tangent to Spiral of said R/W line, said point being at Highway Station 66 plus 61.9; thence from last described chord, turn 1 deg. 31 min. 12 sec. right, in a southerly direction along said R/W line, a distance of 143.58 feet; thence 90 deg. left, in a southeasterly direction, a distance of 46.43 feet; thence 41 deg. 55 min. left, in a northeasterly direction, a distance of 578.44 feet; thence 8 deg. 03 min. 30 sec. right, in a northeasterly direction, a distance of 137.37 feet; thence 8 deg. 02 min. right, in a northeasterly direction, a distance of 529.00 feet to a point in the approximate center line of said existing road; thence 97 deg. 15 min. 06 sec. left, in a northwesterly direction along said approximate center line, a distance of 152.06 feet; thence 5 deg. 32 min. 03 sec. left, in a northwesterly direction, a distance of 210.29 feet to the beginning of a curve to the left, having a radius of 965.17 feet, and a central angle of 23 deg. 24 min. 51 sec.; thence northwesterly along said curve and approximate center line, a distance of 394.42 feet to end of said curve; thence in a northwesterly direction along a line tangent to said curve, a distance of 380.41 feet to the Point of Beginning, containing 17.1 Acres, more or less. Subject to restrictive covenants shown on Exhibit "A" attached hereto.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple



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Shelby Cnty Judge of Probate, AL
06/20/1973 12:00:00 AM FILED/CERT

of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19th day of June, 1973.

Rollin L. Johnson (Seal)
Rollin L. Johnson
Haynie E. Johnson (Seal)
Haynie E. Johnson
Lyndal J. Cline (Seal)
Lyndal J. Cline
Luther E. Cline (Seal)
Luther E. Cline
Addie J. Smith (Seal)
Addie J. Smith
Theron E. Smith (Seal)
Theron E. Smith

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STATE OF ALABAMA

Shelby COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Rollin L. Johnson and wife, Haynie E. Johnson, 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 conveyance they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 19 day of June, 1973.

Martha B. Joiner
Notary Public

STATE OF ALABAMA

Shelby COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Lyndal J. Cline and husband, Luther E. Cline, 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 conveyance they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 19 day of June, 1973.

Martha B. Joiner
Notary Public

STATE OF ALABAMA

Shelby COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Addie J. Smith and husband, Theron E. Smith, 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 conveyance they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 19 day of June, 1973.

Martha B. Joiner
Notary Public

EXHIBIT "A"

Restrictions which shall be a covenant running with the land, the same being as follows:

1. No. ABC store is to be located on said property for a period of 10 years from the date of the deed.
2. No business shall be operated on said premises whereby persons would reside in mobile homes on a permanent basis for a period of 10 years from the date of this deed.



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U.C.D. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

JUDGE OF PROBATE

Conrad M. Hester

1973 JUN 20 AM 11:42
92.00
INSTRUMENT WAS FILED
RECEIVED

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