

9015

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Thirty Eight Thousand Five Hundred & NO/100 (\$38,500.00) DOLLARS, to the undersigned grantor, Oak Mountain Office Park Inc., a corporation, in hand paid by Jack A. Gowan, LaFay E. Gowan, Hugh Edward Gowan and Jack A. Gowan, Jr., the receipt of which is hereby acknowledged, the said Oak Mountain Office Park Inc., does by these presents, grant, bargain, sell and convey unto the said Jack A. Gowan, LaFay E. Gowan, Hugh Edward Gowan and Jack A. Gowan, Jr., the following described real estate, situated in Shelby County, Alabama viz:

DESCRIPTION:

A parcel of land located in the Northwest 1/4 of Section 6, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said Northwest 1/4, thence in a Southerly direction along the East line of said 1/4 a distance of 446.20 feet to the Southeast Right of Way Line of Oak Mountain State Park Road, thence 53 degrees 05 minutes right in a Southwesterly direction, along said Right of Way, a distance of 1432.0 feet, thence 90 degrees left, in a Southeasterly direction, a distance of 193.71 feet, thence 5 degrees 02 minutes 30 seconds right, in a Southeasterly direction, a distance of 60.0 feet to the Southeasterly Right of Way Line of Office Park Drive, to the Point of Beginning, thence 90 degrees right, in a Southwesterly direction, along said Right of Way, a distance of 75.08 feet to the beginning of a curve to the left, said curve having a radius of 1009.94 feet and a central angle of 8 degrees 15 minutes, thence along arc of said curve a distance of 145.42 feet to end of said curve, thence continue along said Right of Way, in a Southwesterly direction, a distance of 86.86 feet to the beginning of a curve to the right, said curve having a radius of 639.57 feet and a central angle of 11 degrees 03 minutes, thence along arc of said curve in a Southwesterly direction, a distance of 123.35 feet, thence 66 degrees 13 minutes 30 seconds left, measured from tangent of said curve, in a Southeasterly direction, a distance of 383.68 feet, thence 119 degrees 44 minutes 30 seconds left, in a Northeasterly direction, a distance of 611.75 feet, thence 87 degrees 50 minutes left, in a Northwesterly direction, a distance of 338.17 feet, thence 89 degrees left, in a Southwesterly direction, along the Southeasterly Right of Way of said Office Park Drive, a distance of 4.29 feet to the Point of Beginning.

This Conveyance subject to:

1. Taxes for 1977 and subsequent years.
2. Transmission line permits to Alabama Power Company recorded in Deed Book 101, Page 506; in Deed Book 112, Page 513, in Deed Book 170, Page 258, and Deed Book 175, Page 57, all in Probate Office of Shelby County, Alabama.

ROY M. (ROCKY) CATHEY, III
BROKER

OFFICE 979-8797
HOME 822-8845



Cathey
REAL ESTATE

PROPERTY MANAGEMENT
RESIDENTIAL - COMMERCIAL

1216 ALFORD AVENUE
NGHAM, ALABAMA 35226

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TO HAVE AND TO HOLD, To the said Jack A.Gowan, LaFay E.Gowan, Hugh Edward Gowan and Jack A.Gowan,Jr., their heirs and assigns forever.

And said Oak Mountain Office Park Inc., does for itself, its successors and assigns, covenant with said Jack A.Gowan, LaFay E. Gowan, Hugh Edward Gowan and Jack A.Gowan,Jr., their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Jack A.Gowan, LaFay E. Gowan, Hugh Edward Gowan and Jack A.Gowan,Jr., their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Oak Mountain Office Park Inc., by its President D.W.Humphries, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of May,1977.

OAK MOUNTAIN OFFICE PARK INC.,

ATTEST:

Queen A. Parker
Secretary

BY: D.W. Humphries (SEAL)
D.W.Humphries Its President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the Undersigned, a Notary Public in and for said County in said State, hereby certify that D.W.Humphries whose name as President of Oak Mountain Office Park Inc., 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, Oak Mountain Office Park Inc.,

Given under my hand and official seal, this the 23rd day of May,1977.

C.B. Holliman
Notary Public

This instrument was prepared by:

C.B.Holliman P.O.Box 20129 Birmingham, Alabama 35216

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1977 MAY 24 PM 12:26
JUDGE OF PROBATE

Rec. 400
Ind 1.00
\$43.50