

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Eleven Thousand & NO/100 (\$11,000.00) DOLLARS, and other valuable considerations to the undersigned grantor, PELHAM INDUSTRIAL PARK INC., a corporation, in hand paid by Roman Casey the receipt of which is hereby acknowledged, the said PELHAM INDUSTRIAL PARK INC., does by these presents, grant, bargain, sell and convey unto the said Roman Casey the following described real estate, situated in Shelby County, Alabama to-wit:

Commence at the Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama; thence run in an Easterly direction along the North line of said Quarter-Quarter a distance of 405.87 feet; thence turn an angle to the right of 80 degrees 38 minutes and run in a Southerly direction a distance of 821.80 feet to the point of beginning; said point of beginning being situated in the centerline of the Old Montgomery Highway; thence continue on last described course along the centerline of said Old Montgomery Highway a distance of 143.81 feet; thence turn an angle to the right of 4 degrees 37 minutes and continue in a Southerly direction along the centerline of said Old Montgomery Highway a distance of 170.37 feet; thence turn an angle to the left of 89 degrees 41 minutes and run in an Easterly direction a distance of 366.19 feet to its intersection with the Westerly right-of-way line of U.S. Highway #31; thence turn an angle to the left of 99 degrees 45 minutes 22 seconds to the chord of a curve having a central angle of 0 degrees 45 minutes 29 seconds and a radius of 1810.08 feet; thence run in a Northerly direction along the arch of said curve a distance of 23.95 feet to end of said curve and the point of commencement of a spiral curve; thence turn an angle to left of 3 degrees 19 minutes to the chord to said spiral curve and run a distance of 276.41 feet to a point situated on the Westerly right-of-way line of said U.S. Highway #31; thence from the chord of last described spiral curve turn an angle to the left of 73 degrees 41 minutes 45 seconds and run in a Westerly direction a distance of 315.87 feet to the point of beginning. Mineral and mining rights excepted.

This conveyance subject to:

1. Taxes for the year 1978.
2. Easements of records.

As a part of the consideration herefor the Grantee herein, assumes and agrees to pay according to its terms and tenor that certain First Mortgage debt, on which there is a principal unpaid balance of \$18,885.20 as of May 30, 1978. Said Mortgage debt made by Pelham Industrial Park Inc. to Benjamin F. Grubbs, Jr., dated January 10, 1976 and recorded in Book 351, Page 599, in the Probate Office of Shelby County, Alabama. The Grantee herein shall also execute and deliver to the Grantor a Purchase Money Second Mortgage conveying said property to secure payment of \$58,114.80 due as balance of consideration for this conveyance.

TO HAVE AND TO HOLD, To the said Roman Casey, his heirs and assigns forever.

And said Pelham Industrial Park, Inc., does for itself, its successors and assigns, covenant with said Roman Casey his 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 Roman Casey his heirs, executors and assigns forever, against the lawful claims of all persons.

19780607000071990 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/07/1978 12:00:00AM FILED/CERT

Jack G.

IN WITNESS WHEREOF, the said PELHAM INDUSTRIAL PARK INC., by its President, Owen F. Parker, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of May, 1978.

PELHAM INDUSTRIAL PARK INC.,

ATTEST:

Delano Morris
(Delano Morris) Secretary

BY: Owen F. Parker
(Owen F. Parker) President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, C.B. Holliman a Notary Public in and for said County, in said State, hereby certify that Owen F. Parker whose name as President of Pelham Industrial 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.

Given under my hand and official seal, this the 30th day of May, 1978.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 JUN -7 PM 2:21

Thomas A. Brown
JUDGE OF PROBATE

Deed 11.00
Rec. 3.00
Ind. 1.00
15.00

C.B. Holliman
Notary Public

MY COMMISSION EXPIRES APRIL 15, 1979

This instrument prepared by: C.B. Holliman
1917 Post Oak Road P.O. Box 20129 Birmingham, Alabama 35216

19780607000071990 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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