

1369

SEND TAX NOTICE TO:

(Name) Alston Development Corporation, Inc
Post Office Box 1068
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100 Dollars (\$500.00) and the assumption of that
that certain mortgage to Central State Bank, recorded in Real Record 054, Page 680,
modified by Real Record 066, Page 753; Real Record 067, Page 373; and Real Record 098, Page 625
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

James G. Alston and wife, Carol Lacey Alston

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Alston Development Corporation, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

S 1/2 of NE 1/4 and NW 1/4 of NE 1/4, Section 30, Township 21 South, Range 1 East,
Shelby County, Alabama. LESS AND EXCEPT that portion of same as conveyed to Elbert W.
Gibson and wife, Hazel Gibson by deed recorded in Real Record 127, Page 80, described
as follows:

Commence for the point of beginning at the NE corner of the NW 1/4 of the NE 1/4,
Section 30, Township 21 South, Range 1 East; run thence South along the East line of
said NW 1/4 of NE 1/4 for 819.0 feet; thence turn a deflection angle right of 138 deg.
45' and run Northwesterly for 260 feet; thence turn a deflection angle right of 56
deg. 37' 23" and run Northeasterly for 646.66 feet to the point of beginning. Said
land excepted being in the NE 1/4 of Section 30, Township 21 South, Range 1 East.

TOGETHER with a Non-exclusive fifty (50) foot wide road right of way easement for
ingress, egress and utilities, along the existing road running Northeasterly from
said Highway #28 across the E 1/2 of SW 1/4 of NW 1/4 and SE 1/4 of NW 1/4 in Section 30,
Township 21 South, Range 1 East, and also a non-exclusive fifty (5) foot wide road
right of way easement for ingress, egress and utilities over and across the SE 1/4
of NW 1/4, Section 30, Township 21 South, Range 1 East, along the most direct and
feasible route between said existing road and the West line of the SW 1/4 of NE 1/4
of Section 30, Township 21 South, Range 1 East, Shelby County, Alabama, and also a
fifty (50) foot wide non-exclusive road right of way easement for ingress, egress
and utilities, along the road running Northwesterly from Highway #28, across the
N 1/2 of NW 1/4, Section 30, to the SW 1/4 of SW 1/4, Section 19, all in Township 21
South, Range 1 East, Shelby County, Alabama.
CONTINUED ON REVERSE SIDE . . .

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 15th
day of May, 1987.

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that James G. Alston and wife, Carol Lacey Alston
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 15th day of May, A. D., 1987.

Arnet F. Pearson

ALSO, Commence for the point of beginning at the NE corner of the NW 1/4 of the NE 1/4 Section 30, Township 21 South, Range 1 East; thence run West along the North line of said NW 1/4 of NE 1/4, for a distance of 203.3 feet; thence turn an interior angle left of 45 deg. 03' 30" and run in a Northeasterly direction for a distance of 8.22 feet; run thence in a Northeasterly direction along a curve to the right, having a radius of 490.57 feet for an arc distance of 180.53 feet; run thence in a Northeasterly direction along a curve to the left, having a radius of 25.0 feet for an arc distance of 30.27 feet to the apparent West right of way of County Highway #411; run thence in a Southeasterly direction along said right of way and a curve to left having a radius of 271.34 feet for an arc distance of 123.57 feet to the East line of the SW 1/4 of SE 1/4 of Section 19, Township 21 South, Range 1 East; run thence South along the East line of said SW 1/4 of SE 1/4 for 14.31 feet to the point of beginning.
Said land being in Section 19, Township 21 South, Range 1 East, of the Huntsville Principal Meridian, Shelby County, Alabama.

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

1987 MAY 18 AM 9:38

Thomas W. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 1.50
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	6.50

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RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$