

# WARRANTY DEED



20040922000523650 Pg 1/3 57.00  
Shelby Cnty Judge of Probate, AL  
09/22/2004 16:00:00 FILED/CERTIFIED

This instrument was prepared by  
✓ Steven R. Sears, attorney  
655 Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notices to:

Shaheen, Inc  
10605 Hwy 31  
Calera, AL 35115

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of one hundred thousand dollars, of which sixty thousand dollars is the proceeds of a mortgage executed simultaneously herewith, and forty thousand dollars is a down payment, of which twelve hundred dollars is credit for a lease deposit and thirty-eight thousand eight hundred dollars is made in cash, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **TOMMIE L CADLE MORRISON**, an unmarried woman, of 360 16<sup>th</sup> Street, Calera, AL 35040, do grant, bargain, sell, and convey unto **SHAHEEN, INC**, an Alabama Corporation, of 10605 Hwy 31, Calera, AL 35040 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A store, including gasoline tanks and pumps and drive-up apron, and lot at 10605 Hwy 31, Calera, AL 35040, as set out in a survey of Robert C Farmer, Ala Reg #14720, dated 17 July 2002 (based on a prior survey by R C Farmer dated 17 February 1988) and marked as all of lot 6 and part of lot 5, Block 32, according to a map of S Calera, AL as recorded in the Judge of Probate Office of Shelby County Alabama at Map Book 3, page 40; more particularly described as:

Lot 6 and the S 75 feet of Lot 5 and a parcel of land lying in the NW Corner of the N 25 feet of Lot 5 and being more particularly described as follows:

Begin at the NW corner of Lot 5 as recorded in Map Book 3, Page 40 in the Shelby County Alabama Probate Office: thence run S along the E right of way line of US Highway 31 (60 feet right of way) said right way being in a curve to the right having a radius of 18,666.4 feet, a delta of 00°04'36" and a chord of 25 feet; run thence along said curve and right of way an arc distance of 25 feet; thence turn an interior angle to the right of 88°19'02" from chord and run E 31.51 feet; thence turn an interior angel



to the right of 39°05'05" and run NW 39.65 feet to the point of beginning.

Also a common easement for ingress and egress being more particularly described as follows: Begin at the NW corner of Lot 5 as recorded in Map Book 3, Page 40 in the Shelby County Alabama Probate Office; run thence N along the E right of way line of US Highway 31 (60 feet right of way), said right of way being in a curve to the left having a radius of 18,666.5 feet, a delta of 00°01'10" and a chord distance of 5.38 feet; run thence along said curve and right of way an arc distance of 5.38 feet; thence turn an interior angle to the left of 85°50'49" from chord and run E 16.27 feet; thence turn an interior angle of 121°36'51" and run SE 33.05 feet; thence turn an interior angle to the left of 25°03'35" and run NW 39.65 feet to the point of beginning.

This conveyance does not include any part of a warehouse located just N of the conveyed property.

The land is zoned for business under applicable zoning laws, and is not the homestead of the seller. No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, its successors and assigns forever.

Tommie L Cadle Morrison, does for herself and for her administrators, heirs, and successors covenant with the said grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, including environmental liens and restrictions, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her administrators, heirs, and successors shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

In witness whereof, I, TOMMIE L CADLE MORRISON, have set my hand and seal, this 21 September 2004.

Witness:

  
\_\_\_\_\_

  
TOMMIE L CADLE MORRISON

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **TOMMIE L CADLE MORRISON**, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 September 2004.



Notary public

