



STATE OF ALABAMA)
SHELBY COUNTY)

BOOK 102 PAGE 37

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the Elko Realty Company was incorporated in Jefferson County, Alabama, April 17, 1940, record of which is recorded in the Office of the Probate Judge of Jefferson County, Alabama, in the Records of Incorporation in Volume 47, at Page 20, and a certified copy of same being recorded in Deed Book 108 at Page 258 on April 18, 1940, in the records of the Office of the Probate Judge of Shelby County, Alabama, and said Elko Realty Company was dissolved on June 22, 1944 in accordance with Section 104 of Title 10 of the 1940 Code of Alabama, said dissolution having been recorded in the office of the Probate Judge of Jefferson County, Alabama, in the Records of Incorporation in said Probate Judge's office in Volume 61 at Page 314, and same existed for five years after the dissolution for certain purposes as provided by Section 110 of Title 10 of the 1940 Code of Alabama and no application has been made to the Circuit Court or any other court to permit the Directors and Trustees to continue the existence of the corporation for any length of time beyond the five years prescribed by said Section 110 of Title 10 of the 1940 Code of Alabama, and

WHEREAS, at the time of the dissolution of said Elko Realty Company as aforesaid, the sole and only directors and stock holders, owing all of the stock in and to said corporation, were H. A. Elkourie and his wife, Emma Elkourie and Leo A. Elkourie, the son of the said H. A. Elkourie and his wife, Emma Elkourie, and

WHEREAS THE said H. A. Elkourie died in Jefferson County, Alabama, on February 1, 1949, testate, and his said Last Will and Testament was probated in the Probate Court of Jefferson County, Alabama, on February 7, 1949, said Last Will and Testament of the said H. A. Elkourie being recorded in the Record of Wills in the office of the Probate Judge of Jefferson County, Alabama, in Will Record 77 at page 142, and the widow of said decedent, viz. Emma Elkourie, and the son of said decedent, Leo A. Elkourie, are the

sole heirs, legatees, next of kin, and devisees of the H. A. Elkourie, deceased, and as such inherited all of the property, both real and personal, share and share alike of the said H. A. Elkourie, deceased, under the terms of his said last will and testament, which included the one share of stock owned by the said H. A. Elkourie in the Elko Realty Company, and

WHEREAS the said Elko Realty Company had no debts against it and no obligations at the time of the dissolution, nor subsequent to said time, and

WHEREAS, H. A. Elkourie and the said Emma Elkourie, the widow of H. A. Elkourie, deceased, and Leo A. Elkourie owned all of the stock of whatever kind or nature of the Elko Realty Company at the time of its dissolution and subsequent to that time, upon the death of the said H. A. Elkourie, the said Emma Elkourie and Leo A. Elkourie, became and are the sole joint owners and tenants in common of said stock pursuant to the decision of the Supreme Court of Alabama in re Welch's Estate 10 Sou. (2nd), Page 5, and as the sole and remaining directors of the said Elko Realty Company, became trustees thereof with full power to sell and convey all of the property, whether real or personal, of the said Elko Realty Company as prescribed by Section 110 of Title 10 of the 1940 Code of Alabama.

NOW, THEREFORE, in consideration of the premises and the sum of \$5.00 and other good and valuable considerations, we, the undersigned Emma Elkourie, the widow of H. A. Elkourie, deceased, individually and as director, stockholder and trustee of the Elko Realty Company, and Leo A. Elkourie, the sole surviving heir and son of H. A. Elkourie, deceased, individually and as director, stockholder and trustee of the Elko Realty Company, and Phyllis Elkourie, the wife of Leo A. Elkourie, do hereby quit claim, grant, bargain, sell and convey unto Joe Tortomasi all of our right, title, claim, or interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Parts of Sections 23, 24, 25 and 26 in Township 19 Range 3 West described as follows: Commence at the SW corner of Section 24, Township 19, Range 3 West; thence East 417.55 feet to point of beginning of the tract herein conveyed; thence at an angle to right of 132 deg. 34' for 376.86 feet; thence at an angle to left of 20 degrees 36' for 358.37 feet; thence at an angle to right

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of 57 deg. 22' for 389.8 feet; thence at an angle to left of 25 deg. 50' for 954.75 feet; thence at an angle to right of 93 deg. 3' for 287.7 feet; thence at an angle left of 92 deg. 22' for 311.3 feet; thence at an angle left of 6 deg. 5' for 329.65 feet; thence at an angle right of 19 deg. 7' for 314.25 feet to the center line of Cahaba River; thence up stream and in Northerly direction and Northeasterly direction to the intersection with the Westerly line of right of way of Montgomery Highway; thence in Southeast direction on said highway 1149.20 feet; thence at an angle to right of 72 deg. 56' for 56.24 feet more or less to point of beginning and containing 65 7/10 acres.

It being our intention to convey, and we do hereby convey to the said Joe Tortomasi, all our right, title, claim, interest in and to said real estate as individuals and as directors and trustees of the Elko Realty Company, together with any and all interest that the said Elko Realty Company may have in said land, to have and to hold by the said Joe Tortomasi, his heirs and assigns forever.

IN WITNESS WHEREOF, we, the undersigned, have hereunto set our hands and seals on this the 20th day of August, 1953.

Emma Elkourie
Emma Elkourie, individually
and as the widow of H. A. Elkourie,
deceased.

Leo A. Elkourie
Leo A. Elkourie, individually

Phyllis Elkourie
Phyllis Elkourie, wife of
Leo A. Elkourie

Emma Elkourie
Emma Elkourie, as Director and
Trustee of the Elko Realty Company

Leo A. Elkourie
Leo A. Elkourie, as Director and
Trustee of the Elko Realty Company

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Malcolm Kibler a Notary Public in and for said County in said State, hereby certify that Emma Elkourie, widow of H. A. Elkourie, Leo A. Elkourie and wife, Phyllis Elkourie, whose names are signed to the foregoing conveyance and who are known to

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me, acknowledged before me on this the 20th day of August that,
being informed of the contents of this conveyance they executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day
of August, 1953.

Wallace Gibson
Notary Public

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Wallace Gibson, a Notary Public in and
for said County in said State, hereby certify that Emma Elkourie,
widow of H. A. Elkourie, deceased, and Leo A. Elkourie as the sur-
viving and only stockholders, directors and trustees of the Elko
Realty Company, whose names in their official capacities as such
stockholders, directors and trustees are signed to the foregoing
conveyance and who are known to me, acknowledged before me on
this date that, being informed of the contents of this conveyance
such
they, in their official capacities as/stockholders, directors and
trustees of the Elko Realty Company, being informed of the contents
of this conveyance, they executed the same voluntarily on the day
the same bears date.

This the 20th day of August 1953 -

Wallace Gibson
Notary Public

Filed in the office of the Probate Judge on the 20 day of Aug 1953 at 4 o'clock P M
and recorded in Deed Book 162 Page 87 this 26 day of Aug 1953.
Deed Tax .50 Mortgage Tax has been paid.
L.C. Walker, Judge of Probate