

850 580.

WARRANTY DEED

THE STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of One Hundred Dollars (\$100.00), and other good and valuable considerations, to the undersigned grantors Henry G. Cardwell and his wife, Edna Lee Cardwell, in hand paid by Alabaster Shopping Center, Inc., a corporation, the receipt whereof is acknowledged, we the said Henry G. Cardwell and his wife, Edna Lee Cardwell, do grant, bargain, sell and convey unto the said Alabaster Shopping Center, Inc., a corporation, the following described real estate, to-wit:

PARCEL ONE

Commencing at the NE corner of Section 2, Township 21 South, Range 3 West and run Westerly along the North boundary of said section 2 965.69 feet to the point of intersection with the West right of way of the North bound L & N Railway main; thence turn an angle of 83° 06' to the left and run 201.45 feet to the SE corner of the W. F. Stroud subdivision; thence turn an angle 0° 56' to the left and run 583.08 feet to the point of beginning of the tract of land herein described; thence turn an angle of 84° 32' to the right and run for a distance of 150 feet; thence turn an angle of 90° to the left and run for a distance of 30 feet; thence turn an angle of 90° to the right and run for a distance of 100 feet; thence turn an angle of 90° to the right and run for a distance of 150 feet; thence turn an angle of 90° 46' to the left and run for a distance of 657 feet more or less to the East right of way of the South bound L & N Railroad; thence turn an angle of 69° to the left and run along the East right of way of the said South bound L & N Railroad for a distance of 550 feet; thence turn an angle of 113° 40' to the left and run for a distance of 384 feet more or less to a point on the North side of John Allen Branch; thence turn an angle of 135° 40' to the left and run for a distance of 40 feet; thence turn an angle of 137° 19' to the right and run for a distance of 756.0 feet more or less to a point on the West side of the Montevallo & Ashville Road; thence turn an angle of 89° 40' to the left and run along the West side of the said Montevallo & Ashville Road 337.80 feet to the point of beginning; This tract of land being a part of the NE¹/₄ of NE¹/₄ and the NW¹/₄ of NE¹/₄, Section 2, Township 21, South, Range 3 West, Shelby County, Alabama, and containing 10.198 acres more or less.



PARCEL TWO

Begin at the NW corner of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 2, Township 21, Range 3 West and run along the North line of said forty acres, North 89 deg. 30' East 341 feet; thence South 6 deg. 30' West 675 feet to the South line of a street; thence along said Street, South 89 deg. 30' West 150 feet to the beginning point of the lot herein described and conveyed; thence continue along said street South 89 deg. 30' West 100 feet to the West line of said 40 acres; thence along said line run South 30' East 150 feet; thence North 89 deg. 30' East 100 feet; thence North 30' West 150 feet to the point of beginning. Said lot being in NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 2, Township 21, Range 3 West.

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Alabaster Shopping Center, Inc., a corporation, its successors and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Alabaster Shopping Center, Inc., a corporation, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except the lien of taxes for current tax year, and that we will, and our heirs, executors and administrators shall, warrant and defend the same to the said Alabaster Shopping Center, Inc., a corporation, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27th day of October, 1959.

Henry G. Cardwell (SEAL)

Henry G. Cardwell

Edna Lee Cardwell (SEAL)

Edna Lee Cardwell

WITNESSES:

W. H. Almy
Paul N. Harris

THE STATE OF ALABAMA)

SHELBY COUNTY)

I, A. N. Ceebryht, a Notary Public
in and for said County, in said State, hereby certify that Henry G.
Cardwell and his wife, Edna Lee Cardwell, 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 this conveyance,
they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 27th day of October, 1959.

A. N. Ceebryht
Notary Public

THE STATE OF ALABAMA)

SHELBY COUNTY)

I, A. N. Ceebryht, a Notary Public
in and for said County, in said State, hereby certify that on the
27th day of October, 1959, came before me the within named Edna
Lee Cardwell, known to me (or made known to me), to be the wife of the
within named Henry G. Cardwell, who, being examined separate and apart
from the husband, touching her signature to the within conveyance,
acknowledged that she signed the same of her own free will and accord,
without fear, constraint or threats on the part of the husband.

Given under my hand and seal, this 27th day of October, 1959.

A. N. Ceebryht
Notary Public

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FILED 27 NOVEMBER 1959

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed
was filed for record the 27 day of Oct 19 59 at 8 o'clock P. and
recorded in Deed Record 200 at page 100 and the Mortgage Tax
Deed Tax 50 has been paid.

Conrad M. Fowler
Judge of Probate