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Cash Consideration 100,000.00
J.H. Garlow
CORPORATION WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Fifty Thousand Dollars and 00/100 (\$50,000.00) and the assumption of the balance of a first mortgage on said property, in the sum of approximately Sixty Thousand Dollars and 00/100 (\$60,000.00), which mortgage was executed by Shamrock Enterprises, Inc. to John Huddleston, dated April 30, 1957, and recorded in Mortgage Book 249, page 47, in the Probate Office of Shelby County, Alabama, and other good and valuable consideration, to the undersigned grantor, Shamrock Enterprises, Inc., a corporation, in hand paid by Oak Mountain Estates Inc., a corporation, the receipt whereof is acknowledged, the said Shamrock Enterprises Inc., a corporation, does by these presents, grant, bargain, sell and convey unto the said Oak Mountain Estates Inc., a corporation, the following described real estate, situated in Shelby County, Alabama, to-wit:

NW 1/4 of SW 1/4; NW 1/4 of SW 1/4 of SW 1/4 of Section 5; SE 1/4 of SE 1/4 of SE 1/4 of Section 6 and Southeast diagonal 1/2 (5 acres) of NE 1/4 of SE 1/4 of SE 1/4 of Section 6.

E 1/2 of NE 1/4 of NE 1/4; the S 1/2 of SW 1/4 of NE 1/4; NE 1/4 of SW 1/4 of NE 1/4; SE 1/4 of NE 1/4; SE 1/4; all in Section 7; also S 1/2 of N 1/2 of NE 1/4 of SW 1/4 and N 1/2 of S 1/2 of NE 1/4 of SW 1/4 of Section 7, more particularly described as follows: Begin at a point on the East line of NE 1/4 of SW 1/4 of Section 7, Township 19, Range 1 West, which point is 330 feet South of the Northeast corner of such NE 1/4 of SW 1/4; run thence South along such East line 660 ft.; thence West at right angle 1,320 feet to the West line of such NE 1/4 of SW 1/4; thence North along such West line 660 ft.; thence East 1,320 ft. to point of beginning containing 20 acres more or less, situated in Shelby County, Alabama.

All of Section 8 lying West of Florida Short Route Highway, excepting North 420 ft. of NW 1/4 of NE 1/4 West of Highway and except that tract belonging to Carolyn C. Smith, as described in Deed Book 127 page 548, which is recorded in the office of the Probate Judge of Shelby County, Alabama, also except that tract of land presently leased to the United States of America and described in that certain lease which is recorded in Deed Book 176 page 336 in the Office of the Probate Judge of Shelby County, Alabama.

Also the NW 1/4 of NW 1/4 of Section 17, all of the above described property being located in Township 19 Range 1 West, Shelby County, Alabama.

This conveyance is made subject to rights of way of Alabama Power Company. This conveyance is also made subject to taxes on the conveyed property for the current tax year.

Also,

The certain part of SW 1/4 of SE 1/4 Sec. 5 T. 19 R 1 West in said County described as: Begin at the SW corner of such SW 1/4 of SE 1/4 Sec. 5, run thence North along the 40 line 80 feet to the point of beginning; from such point run North along the 40 line 600 feet; run thence East at a right angle to the right of way of Highway 91; thence Southerly along such right of way to a point 80 feet North of the South line of Section 5; thence West to the point of beginning, situated in Shelby County, Alabama.

Also,

The following described real estate, to-wit:
Begin at a point 200 feet South of Northwest corner of SW 1/4 of SE 1/4 Section 5 Township 19 Range 1 West; thence run South along such 40 line 440 feet; thence East parallel with the North line of such 40 to the right of way of Highway 91; thence North along such right of way to a point 200 feet South of the North line of said 40; thence run West to the point of beginning. Situated in Shelby County, Alabama.

Also,

A tract of land in the SW 1/4 of SE 1/4 of Section 5 and in NW 1/4 of NE 1/4 of Section 8 Township 19 Range 1 West described as: Begin at the intersection of the North line of Section 8 with the West RW line of Florida Short Route Highway and run Northerly along West RW line of said Highway a distance of 80 feet; thence West and parallel with North line of Section 8 a distance of 580.6 feet to West line of SW 1/4 of SE 1/4 of said Section 5; thence South along West line of SW 1/4 of SE 1/4 of Section 5 and along West line of NW 1/4 of NE 1/4 of Section 8, a distance of 500 feet; thence East and parallel with North line of Section 8, a distance of 508.2 feet to West RW line of Highway, thence Northerly along West line of said Highway right of way to point of beginning.

That as a part of the contract for the purchase of the above described property, by the grantee herein, and as a part of the consideration therefor, the grantors hereby agree that neither of said grantors will ever enter into any kind of business, own or operate any kind of business of any character or nature whatever on the west side of U.S. Highway 280, or what is commonly known as Florida Short Route, in the following designated area on the west side of said Highway, starting at a point near the southeast corner of the above described property on Double Oak Mountain on said highway, at or near the beacon light and continuing in a northerly direction along said highway to a point, the Cahaba Valley Road, commonly known as Indian Springs Road, or New Hope Farm Road.

For said consideration the Grantor does hereby remise, release and quit claim unto the Grantee the following described property subject to the said first mortgage referred to above which is assumed by grantee and subject also to ad valorem taxes for the current tax year:

NW 1/4 of SW 1/4; NW 1/4 of SW 1/4 of SW 1/4; of Section 5.
SE 1/4 of SE 1/4 of SE 1/4 and SE 1/2 of NE 1/4 of SE 1/4 of SE 1/4 Section 6;
E 1/2 of NE 1/4 of NE 1/4; S 1/2 of SW 1/4 of NE 1/4; NE 1/4 of SW 1/4 of NE 1/4;
SE 1/4 of NE 1/4; SE 1/4; S 1/2 of N 1/2 of NE 1/4 of SW 1/4 and N 1/2 of S 1/2 of NE 1/4 of SW 1/4 of Section 7;

All of Section 8, lying West of Florida Short Route Highway except that tract belonging to Carolyn C. Smith as described in Deed Book 127, page 548, and located in Southwest corner of SE 1/4 of SW 1/4;

Also the NW 1/4 of NW 1/4 of Section 17, all in Township 19 South, Range 1 West.

Also all of the SW 1/4 of SE 1/4 of Section 5, Township 19 South, Range 1 West lying west of Florida Short Route Highway except the North 200 feet thereof.

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD said property unto the said Oak Mountain Estates Inc., a corporation, its successors and assigns forever; And said Shamrock Enterprises Inc., a corporation, does for itself, its successors and assigns, covenant with said Oak Mountain Estates Inc., a corporation, its successors and assigns, that it is lawfully seized in fee simple of said premises, except as hereinabove set forth, that they are free from all encumbrances, 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

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defend the same to the said Oak Mountain Estates Inc., a corporation, its successors and assigns forever, against the lawful claims of all persons, Grantee assumes ad valorem taxes on said property for current tax year.

IN WITNESS WHEREOF, The said Shamrock Enterprises, Inc., a corporation, has hereunto set its signature by Harry J. Leary, its President, who is duly authorized, on this the 7th day of December, 1959,

SHAMROCK ENTERPRISES INC., a corporation.

By Harry J. Leary
Its President

X By [Signature]
Its Secretary

ATTEST:

X [Signature]
Secretary



STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Imogene L. Ireland a Notary Public in and for said County, in said State, hereby certify that Harry J. Leary, whose name as President of the Shamrock Enterprises 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 this 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 7th day of December, 1959.

Imogene L. Ireland
Notary Public

STATE OF ALABAMA)

MOBILE COUNTY)

I, Charles K. Hartwell a Notary Public in and for said County, in said State, hereby certify that E. N. Merriwether, whose name as Secretary of the Shamrock Enterprises 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 7th day of December, 1959.

Charles K. Hartwell
Notary Public.

My commission expires April 16, 1962

STATE OF ALABAMA)
SHELBY COUNTY)

I, Conrad M. Fowler, Judge of Probate hereby certify that the within Deed was filed in this office for record the 16 day of Dec 1959 at 2 o'clock P. M. and recorded in Deed Record 26 page 448 and examined 12-23-59 and the Mortgage Tax of \$ and the Deed Tax of \$ 5.00 has been paid.

Conrad M. Fowler
Judge of Probate
Fee \$ 3.00

STATE OF ALABAMA
SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed was filed for record the 16 day of Dec 1959 at 2 o'clock P. M. and recorded in Deed Record 26 at page 448 and the Mortgage Tax of \$ and the Deed Tax of \$ 5.00 has been paid.

Conrad M. Fowler
Judge of Probate