

STATE OF ALABAMA )  
JEFFERSON COUNTY )

1787  
WARRANTY DEED

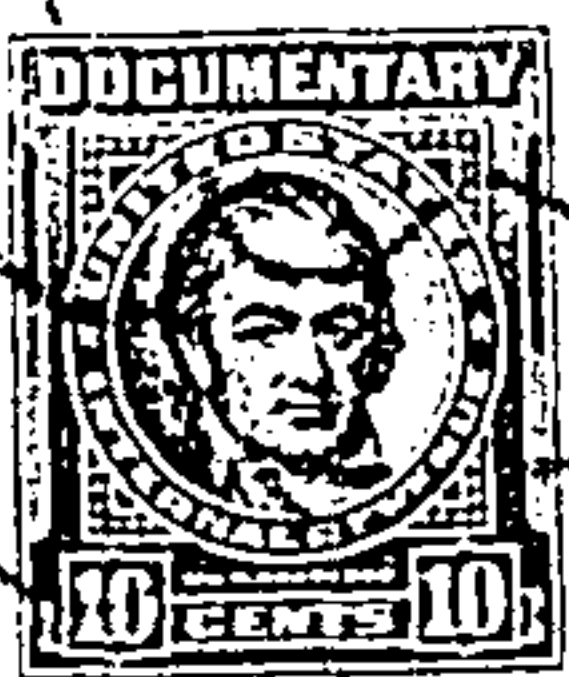
KNCW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to the undersigned grantor, HOWARD HALL COMPANY, INC., an Alabama corporation, in hand paid by SHELBY SPRINGS STOCK FARM, INC., an Alabama corporation, the receipt whereof is hereby acknowledged, the said Howard Hall Company, Inc., a corporation, does by these presents, grant, bargain, sell, and convey unto the said Shelby Springs Stock Farm, Inc., a corporation, the following described real estate, situated in Shelby County, Alabama, to-wit:

The Southeast Quarter of Northeast Quarter (SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ) and South Half of Southeast Quarter (S $\frac{1}{2}$  of SE $\frac{1}{4}$ ) Section Thirty-Five (35); and

The Southwest Quarter of Northwest Quarter (SW $\frac{1}{4}$  of NW $\frac{1}{4}$ ) and Southwest Quarter of Southwest Quarter (SW $\frac{1}{4}$  of SW $\frac{1}{4}$ ) Section Thirty-Six (36); all in Township Twenty-One (21), Range Two (2) West; also

East Half of Southeast Quarter of Section One and all that part of Southeast Quarter of Northeast Quarter (SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ) and Northeast Quarter of Southeast Quarter (NE $\frac{1}{4}$  of SE $\frac{1}{4}$ ) Section Twelve (12), Township Twenty-Two (22), Range Two (2) West, which lies South and East of the right of way of the Southern Railroad, except that portion of land in said Northeast Quarter of Southeast Quarter of said Section Twelve embraced in an eighteen acre tract of land described as follows:-

Commence at the Southeast corner of said Northeast Quarter of Southeast Quarter (NE $\frac{1}{4}$  of SE $\frac{1}{4}$ ) of said Section Twelve, and run thence West along the North line of the South Half of Southeast Quarter of said Section, One Thousand Seven Hundred and Thirty-Five (1,735) feet to the Eastern margin of the right of way of the Southern Railroad; thence in a Northeasterly direction along the Eastern margin of said right of way, Seven Hundred Two (702) feet; thence in a Southeast direction One Thousand Two Hundred and Ninety-Six (1,296) feet to a point on the East line of said Northeast Quarter of Southeast Quarter of said Section Twelve, which point is Three Hundred and Forty-One (341) feet North of the Southeast corner of said forty; thence South along the Eastern line of said forty, Three Hundred and Forty-One (341) feet to the point of beginning; also



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All that part of Section Five (5) lying South of Camp Branch; and

All that part of South Half of Section Six (6) lying South of Camp Branch;

The North Half of Section and the North Half of the South Half of Section Seven (7), except the following tracts, viz.-

(a) Commence at the Southwest corner of the Northwest Quarter of Northwest Quarter ( $NW\frac{1}{4}$  of  $NW\frac{1}{4}$ ) of Section Seven (7) Township Twenty-Two (22), Range One (1) West, and run thence North  $85^{\circ}$  East along the South boundary of said forty, Two Hundred and Thirty-One (231) feet to the center of the right of way of the Southern Railroad; thence North  $33^{\circ} 28'$  East along the center of said right of way, Eight Hundred and Ninety-Two (892) feet to a point in the middle or center of what is known as the Old Columbiana Road, which is the point of beginning of the lot covered by this exception; thence South  $33^{\circ} 28'$  West along the center of said railroad right of way, Six Hundred and Fifty-Six and  $6/10$  (656.6) feet; thence North  $71^{\circ} 12'$  East Two Hundred and Five (205) feet; thence North  $46^{\circ} 51'$  East Two Hundred and Sixty-Two (262) feet; thence South  $48^{\circ} 11'$  East Two Hundred and Seven and  $3/10$  (207.3) feet; thence North  $40^{\circ} 55'$  East Two Hundred and Twenty-Nine and  $3/10$  (229.3) feet to the center of the Old Columbiana Road; thence North  $51^{\circ} 33'$  West along the center of the Columbiana Road, Four Hundred and Twenty-Two and  $4/10$  (422.4) feet to the point of beginning; and which exception contains three and  $79/100$  (3.79) acres;

(b) Commence at the Southwest corner of the Northwest Quarter of Northwest Quarter ( $NW\frac{1}{4}$  of  $NW\frac{1}{4}$ ) of said Section Seven (7), and run thence North  $85^{\circ}$  East along the South boundary line of said forty, Two Hundred and Thirty-One (231) feet to the center of the right of way of the Southern Railroad; thence North  $33^{\circ} 28'$  East along the center of said right of way, One Thousand, Four Hundred and Sixty-Nine and  $5/10$  (1,469.5) feet to the point of beginning of the exception covered in this paragraph; thence North  $33^{\circ} 28'$  East along the center of said right of way of said Railroad, Two Hundred (200) feet; thence North  $56^{\circ} 32'$  West Two Hundred and Fifty (250) feet; thence South  $33^{\circ} 28'$  West, Two Hundred (200) feet; thence South  $56^{\circ} 32'$  East Two Hundred and Fifty (250) feet to the point of beginning; containing one acre.

(c) That certain lot known as the Kroell lot, being a rectangular lot One Hundred and Fifty-Six (156) feet wide and Four Hundred and Ninety-Five (495) feet long, and being situated on the West side of what is known as the Old Shelby Road, and more particularly described as follows:-

Beginning on the West margin of the Shelby Road



at an iron pin at the Southwest corner of said lot; thence along the Western margin of said Shelby Road, North  $41^{\circ}$  West, Four Hundred and Ninety-Five (495) feet to the intersection of the West line of said Shelby Road, with the East line of the Old Columbiana Road; thence in a Southwesterly direction along the Eastern margin of the Old Columbiana Road, South  $49^{\circ}$  West One Hundred and Fifty-Six (156) feet; thence South  $41^{\circ}$  East Four Hundred and Ninety-Five (495) feet; thence North  $49^{\circ}$  East One Hundred and Fifty-Six (156) feet to the point of beginning; containing One and  $79/100$  acres.

Northwest Quarter of Southeast Quarter ( $NW\frac{1}{4}$  of  $SE\frac{1}{4}$ ) Also the West Half of Northeast Quarter ( $W\frac{1}{2}$  of  $NE\frac{1}{4}$ ) and Northwest Quarter of Southwest Quarter ( $NW\frac{1}{4}$  of  $SW\frac{1}{4}$ ); and Northwest Quarter ( $NW\frac{1}{4}$ ) of Section Eight (8), Township Twenty-Two (22), Range One (1) West; containing in all One Thousand Four Hundred and Thirty-Two and  $94/100$  (1,432.94) acres, more or less.

There is excepted from the above, the right of way of the Southern Railroad, and the Alabama Power Company, and public roads;

There is also conveyed to the grantee herein,

One triangular lot in Shelby Springs, Alabama described as follows:-

Commencing at an iron stake on the South side of Settlement Road crossing and Fifteen (15) feet at right angles from Southern Railway at a point Four Hundred and Four (404) feet along the track South of the center of culvert at the station at Shelby Springs; running thence in a straight line to and across the Columbiana and Calera dirt road to an iron stake, Four Hundred and Five (405) feet and at right angles to said railroad; thence in a Southwesterly direction and parallel with said Railroad, Two Hundred and Four (204) feet; thence in a straight line towards said railroad, and parallel with the first line of Four Hundred and Five (405) feet. Two Hundred and Twenty-Two (22) feet to an iron stake crossing said Columbiana and Calera Road, thence Four Hundred and Twenty-Five (425) feet along the North side of said dirt road in a Southwest direction to an iron stake on the side of said road, Fifteen (15) feet from outside rail of said Railroad; thence Northeast parallel with said Railroad, Six Hundred and Thirty-One (631) feet to the point of beginning; being a part of the Northwest Quarter of Northwest Quarter ( $NW\frac{1}{4}$  of  $NW\frac{1}{4}$ ) Section Seven (7), Township Twenty-Two, Range One (1) West, being three acres, more or less.

Two lots in the Northwest Quarter of Northwest Quarter ( $NW\frac{1}{4}$  of  $NW\frac{1}{4}$ ) Section Seven (7), and  $SW\frac{1}{4}$  of  $SW\frac{1}{4}$  Section 6, Township Twenty-Two (22), Range One (1) West, commencing at a point on the



North side of the Southern Railroad near the center of Stone culvert of said railroad; thence Southwest along said Railroad, One Hundred (100) feet to a point; thence West Two Hundred and Fifty (250) feet; thence Northeast Two Hundred (200) feet; thence Southeast Two Hundred and Fifty (250) feet to a railroad; thence Southwest along North side of railroad to beginning.

It being the intention of this conveyance, that the grantor herein convey all right, title, claim and interest in the property formerly owned by John R. Irby at Shelby Springs, and located in Sections Five (5), Six (6), Seven (7) and Eight (8), in Township Twenty-Two (22), Range One (1) West; and Sections One (1) and Twelve (12), Township Twenty-Two (22), Range Two (2) West and in Sections Thirty-Five (35) and Thirty-Six (36), Township Twenty-One (21) Range Two (2) West, in Shelby County, together with all improvements, and together with the right of free ingress and egress to and from Shelby Springs, and to Shelby Springs Railroad Station, and platform, with right to use water of said springs.

TO HAVE AND TO HOLD said property unto the said Shelby Springs Stock Farm, Inc., a corporation, its successors and assigns, forever, and said Howard Hall Company, Inc., a corporation, does, for itself, its successors and assigns, covenant with Shelby Springs Stock Farm, Inc., a corporation, its successors and assigns, that it is lawfully seized in fee simple of said premises, 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 defend the same to the said Shelby Springs Stock Farm, Inc., a corporation, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Howard Hall Company, Inc., a corporation, has hereunto set its signature by Howard Hall, its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 14<sup>th</sup> day of July, 1959.

HOWARD HALL COMPANY, INC.

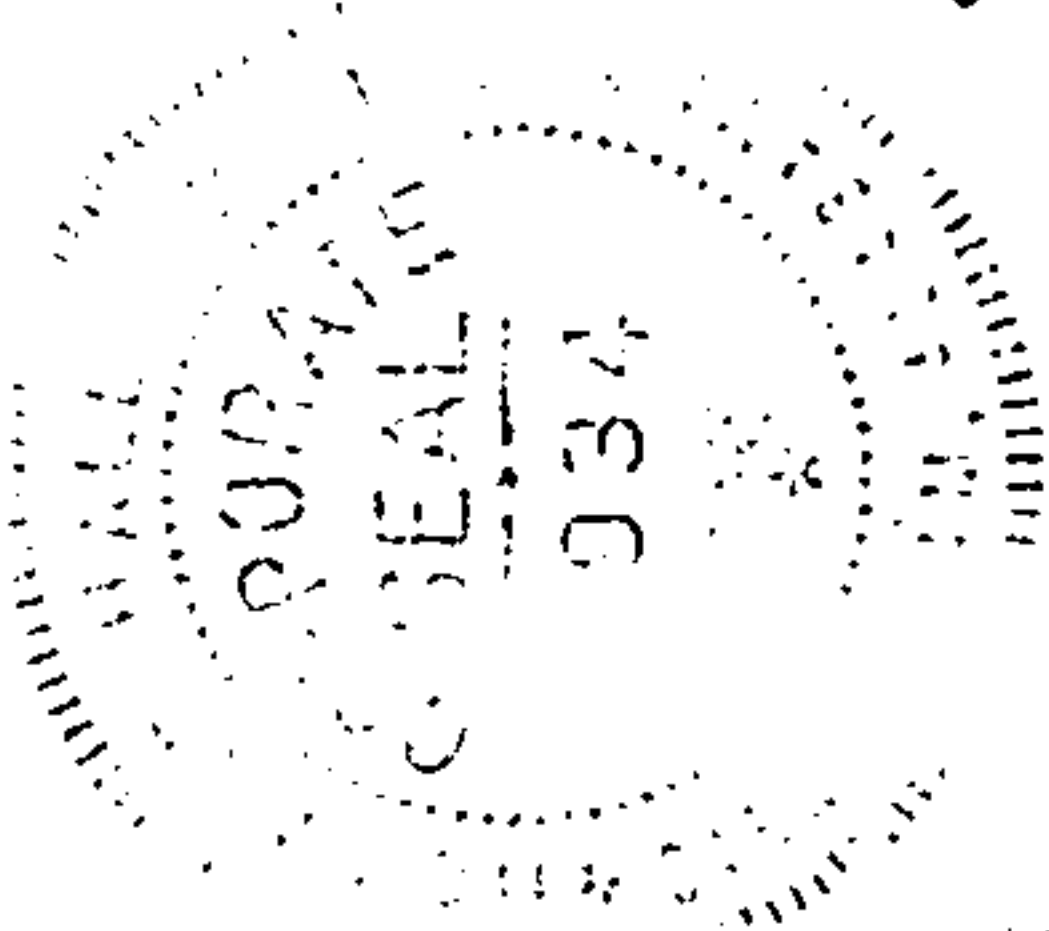
BY

Howard Hall

President

ATTEST:

Elizabeth Hall  
Secretary



STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, Maudine Bradford, a Notary Public in and for said county in said state, hereby certify that Howard Hall, whose name as President of Howard Hall Company, 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 14<sup>th</sup> day of July, 1959.

Maudine Bradford  
Notary Public

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 2<sup>nd</sup> day of Jan 1960 at 8 o'clock P. M. and recorded in Deed Record 207 Page 305 and examined 2-2-60 and the Mortgage Tax of \$ 4.00 and the Deed Tax of \$ 4.00 has been paid.

Fee \$ 4.00 Judge of Probate

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed was filed for record the 2<sup>nd</sup> day of Jan 1960 at 8 o'clock P. M. and