

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Thousand
Four Hundred Ninety-five and no/100----- DOLLARS,
 to the undersigned grantors, Harris M. Gordon and wife, Ruth L. Gordon, in hand
 paid by the City of Columbiana, Alabama, a municipal corporation, the receipt
 whereof is acknowledged, we the said Harris M. Gordon and wife, Ruth L. Gordon,
 do grant, bargain, sell and convey unto the said City of Columbiana, Alabama,
 a municipal corporation, the following described real estate situated in Shelby
 County, Alabama, to-wit:

PARCEL "A"

Begin at the southeast corner of $SE\frac{1}{4}$ of $NE\frac{1}{4}$ of Section 27, Township 21 South, Range 1 West and run in a westerly direction and along the south line of $NE\frac{1}{4}$ of said Section 27 for a distance of 2249.65 feet to a point in the southeasterly right of way line of the Southern Railway Company; thence deflect to the right so as to form an interior angle of 32 deg. 52 min. and run along the southeasterly right of way line of the Southern Railway Company for a distance of 2035.8 feet, more or less, to a point, which point is the northwest corner of the parcel of land conveyed by the grantors herein to The Industrial Development Board of the Town of Columbiana on July 12, 1960, as shown by deed recorded in Deed Book 210 page 183 in the Probate Office of Shelby County, Alabama; thence deflect to the right so as to form an interior angle of 55 deg. 43 min. and run 672.6 feet to a point; thence deflect to the left so as to form an interior angle of 90 deg. and run 538.35 feet to a point; thence deflect to the left so as to form an interior angle of 90 deg. and run 337.17 feet to a point; thence deflect to the right so as to form an interior angle of 103 deg. 19 min. and run 283.38 feet to a point; thence deflect to the right so as to form an interior angle of 78 deg. 15 min. and run 803.36 feet to a point on the south line of the $SW\frac{1}{4}$ of $NW\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West; thence deflect to the right so as to form an interior angle of 89 deg. 51 min. and run 277.2 feet to the point of beginning; lying in and being portions of the $SE\frac{1}{4}$ of the $NE\frac{1}{4}$ and the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 27, and the $SW\frac{1}{4}$ of $NW\frac{1}{4}$, Section 26, all in Township 21 South, Range 1 West, and containing 31.4 acres.

PARCEL "B"

Commence at the northeast corner of the $NW\frac{1}{4}$ of the $NW\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West; thence run south 39 deg. 01 min. East a distance of 1067.56 feet; thence turn an angle of 24 deg. 02 min. to the right and run a distance of 210 feet; thence turn an angle of 89 deg. 45 min. to the right and run a distance of 1764.0 feet; thence turn an angle of 00 deg. 40 min. to the right and run a distance of 125.0 feet; thence turn an angle of 1 deg. 04 min. to the right and run a distance of 143.50 feet; thence turn an angle of 6 deg. 45 min. to the right and run a distance of 294.55 feet to a point on the south right of way line of Ala. State Highway No. 70 and the southeast right of way line of the Southern Railway; thence turn an angle of 28 deg. 47 min. to the left and run along the southeast right of way line of the Southern Railway a distance of 296.57 feet; thence turn an angle of 55 deg. 43 min. to the left and run a distance of 268.03 feet to the point of beginning of the property herein described; thence turn an angle of 90 deg. 00 min. to the left and run along the south boundary of the land heretofore conveyed by grantors to The Industrial Development Board of the Town of Columbiana by deed dated July 12, 1960, a distance of 538.35 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 404.57 feet to a point; thence turn

an angle of 90 deg. 00 min. to the right and run a distance of 538.35 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 404.57 feet to the point of beginning; said property is situated in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 27, Township 21 South, Range 1 West and contains five acres.

PARCEL "C"

Also our right, title and interest in and to that certain reservation contained in the deed from the grantors herein to The Industrial Development Board of the Town of Columbiana dated July 12, 1960 and recorded in Deed Book 210 page 182 in said Probate Office. Said reservation being set out in said deed as follows: "Reserving and excepting, however, for the use and benefit of grantors, their heirs and assigns in common with grantee herein, its successors and assigns, a right of way or easement for all purposes for which a city street may be used over and across a portion of the above described land, described as follows: Commence at the point of beginning of the above described parcel of land (land conveyed in said deed) and run thence southwesterly along the SE right of way line of the Southern Railway, a distance of 296.57 feet; thence turn an angle of 55 deg. 43 min. to the left and run a distance of 48.41 feet; thence turn an angle of 124 deg. 17 min. to the left and run thence parallel to said Railroad right of way 396.67 feet to the south right of way line of said Alabama State Highway # 70; thence turn an angle of 151 deg. 13 min. to the left and run 83.01 feet to point of beginning."

PARCEL "D"

Also the use of a certain private road 20 feet in width extending from Alabama Highway #70 to the southwest corner of a parcel of land conveyed to Grace B. Grimes Glass on November 10, 1960, as shown by deed recorded in Deed Book 212 page 326 in said Probate Office, together with free ingress and egress at all times and forever hereafter into, along and out of said private road, in common with the grantors, their heirs and assigns, which said private road is more accurately described in accordance with a survey as follows: Begin at the southwest corner of the Glass lot and run north 2 deg. and 49 min. west 365 feet to the south right of way line of Alabama Highway #70; thence turn an angle of 100 deg. and 41 min. to the left and run southwesterly along said south right of way line 20.46 feet; thence turn an angle of 79 deg. and 19 min. and run a distance of 365 feet south 2 deg. 49 min. East; thence turn an angle of 100 deg and 41 min. and run northeasterly and parallel with the said south right of way line of Ala. Highway #70 a distance of 20.46 feet to the point of beginning of the private road herein described, including an extension of above easement for approximately 160 feet south to the North line of Parcel "A" above.

The grantors herein make the following reservations and the same shall prevail irrespective of any other conditions contained in the deed, viz:

1. Parcel "B" above is being conveyed subject to the terms and conditions set out in that certain option from the grantors herein to The Industrial Development Board of the Town of Columbiana dated July 21, 1960, and recorded in Deed Book 210 page 180 in the Probate Office of Shelby County, Alabama, and the grantors herein do hereby grant, bargain, sell and convey all their rights and benefits under said option to the grantee herein and by the acceptance of this conveyance, the grantee herein assumes all obligations of the grantors under said option.
2. The grantors reserve the right to remove all timber within the construction area (which has heretofore been agreed to by the parties hereto) within 10 days from the date of the award of a contract by the grantee for the construction of a sewage disposal, but in no event shall any timber be removed by grantors after _____ days from the date of the execution of this deed.
3. The grantors reserve the right to cut all other timber from the remaining land conveyed above within one year from the date of the execution of this deed.

4. There is executed from the above described parcels of land all right of ways and easements of record or existing over and across the above described land.

TO HAVE AND TO HOLD, to the said City of Columbiana, Alabama, a municipal corporation, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said City of Columbiana, Alabama, a municipal corporation, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall, warrant and defend the same to the said City of Columbiana, Alabama, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 15th day of November, 1961.

Harris M. Gordon (SEAL)
Harris M. Gordon
Ruth L. Gordon (SEAL)
Ruth L. Gordon

The State of Alabama

Shelby County

I, Martha B. Joener, a Notary Public in and for said County, in said State, hereby certify that Harris M. Gordon and wife, Ruth L. Gordon, 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 this 15th day of November, 1961.

Martha B. Joener
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

ACT NO. 789

I hereby certify that no Deed Tax has been collected on this instrument.

Conrad M. Fowler
Judge of Probate

"TAX EXEMPT"

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 12-15-61
RECORDED & \$ 4.00 M.D. TAX
& \$ 4.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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