

1893

THE STATE OF ALABAMA

THE COUNTY OF SHELBY

THIS INDENTURE, made and entered into on
this the 3rd day of January, 1964, by and

between Alabama Metallurgical Corporation,
a Delaware corporation qualified to do business in Alabama, hereinafter,
referred to as first party, and William C. Chandler and Martha S.
Chandler, husband and wife, hereinafter referred to as second party,

WITNESSETH: That for and in consideration of the sum of SEVEN
HUNDRED FOURTEEN DOLLARS (\$714.00), cash in hand paid first party by
second party, the receipt of which said sum is hereby acknowledged by
first party, said first party does hereby grant, bargain, sell and
convey unto second party, their heirs and assigns, the following
described real estate situated in Shelby County, Alabama, viz:



Beginning at the Southwest corner of the Southwest quarter
of the Northwest quarter of Section 33, Township 21 South,
Range 3 West; thence run East a distance of 549.38 feet to
a 1½ inch iron pipe on the East margin of the Southern
Railway right-of-way; thence turn a deflection angle to the
left of 77° 29' and run in a Northerly direction along the
East margin of the Southern Railway right-of-way a distance
of 367.23 feet to a 1½ inch iron pipe on the South margin
of a dirt road, said point being the point of beginning of
the property herein conveyed; and from said point of
beginning turn a deflection angle to the right of 81° 38' 20"
and run in an Easterly direction along the South margin of
said road a distance of 645.21 feet to a 1½ inch iron pipe
on the Western margin of the Montevallo Elyton Public Road;
thence turn a deflection angle to the left of 95° 51' and
run northerly along the Western margin of said Montevallo
Elyton Road a distance of 285.0 feet to a 1½ inch iron pipe;
thence turn a deflection angle to the left of 78° 59' 20"
and run Westerly a distance of 569.1 feet to the East margin
of the Southern Railway right-of-way; thence turn a deflection
angle to the left 87° 47' and run in a Southerly direction
along the East margin of the Southern Railway right-of-way
a distance of 338.5 feet to the point of beginning; according
to a survey dated March 1962, made by Alton Young, Registered
Surveyor, Alabaster, Alabama. LESS AND EXCEPT, however, a
strip of land of uniform width of 50 feet off the entire
South boundary of the above described parcel, which said 50
foot strip is expressly reserved, in fee simple, by first
party.

It being intended to convey herein, whether herein correctly
described or not, all real property owned by first party
which lies East of the Southern Railway right-of-way in the
Southwest quarter of the Northwest quarter of Section 33,
Township 21 South, Range 3 West, less and except the aforesaid
50 foot strip of land off the entire South boundary thereof;

said real property conveyed containing 3.57 acres, more or less, situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the same unto second party, their heirs and assigns, in fee simple, forever, subject, however, to the above reserved 50 foot strip.

This conveyance is made with the strict understanding and agreement with second party that second party, their heirs, successors or assigns, will in no way disturb or alter the drainage and flow of water across said above described property which will in any way damage or disturb the use of property belonging to first party, its successors or assigns.

First party hereby covenants with second party, their heirs and assigns, that it is lawfully seized of an indefeasible estate, in fee simple, in and to the above described property, and it has the lawful right to sell and convey the same; that said property is free of any and all liens, taxes and encumbrances, whatsoever; and that it, first party, will warrant and forever defend second party, their heirs and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all persons, whomsoever.

IN WITNESS WHEREOF, first party has hereunto set its hand by and through its officers, duly authorized, and affixed its seal, on this day and in the year first hereinabove written.

CORPORATE

SEAL

ATTEST:

C. L. McLafferty
As Its Assistant Secretary

ALABAMA METALLURGICAL CORPORATION (SEAL)

By: Richard N. Speer
As Its Vice President & General Manager

THE STATE OF ALABAMA X
THE COUNTY OF DALLAS X

I, the undersigned authority in and for said
County and State, do hereby certify that

Richard N. Speer and C. L. McLafferty, whose names as Vice President
and General Manager and Assistant Secretary, respectively of Alabama

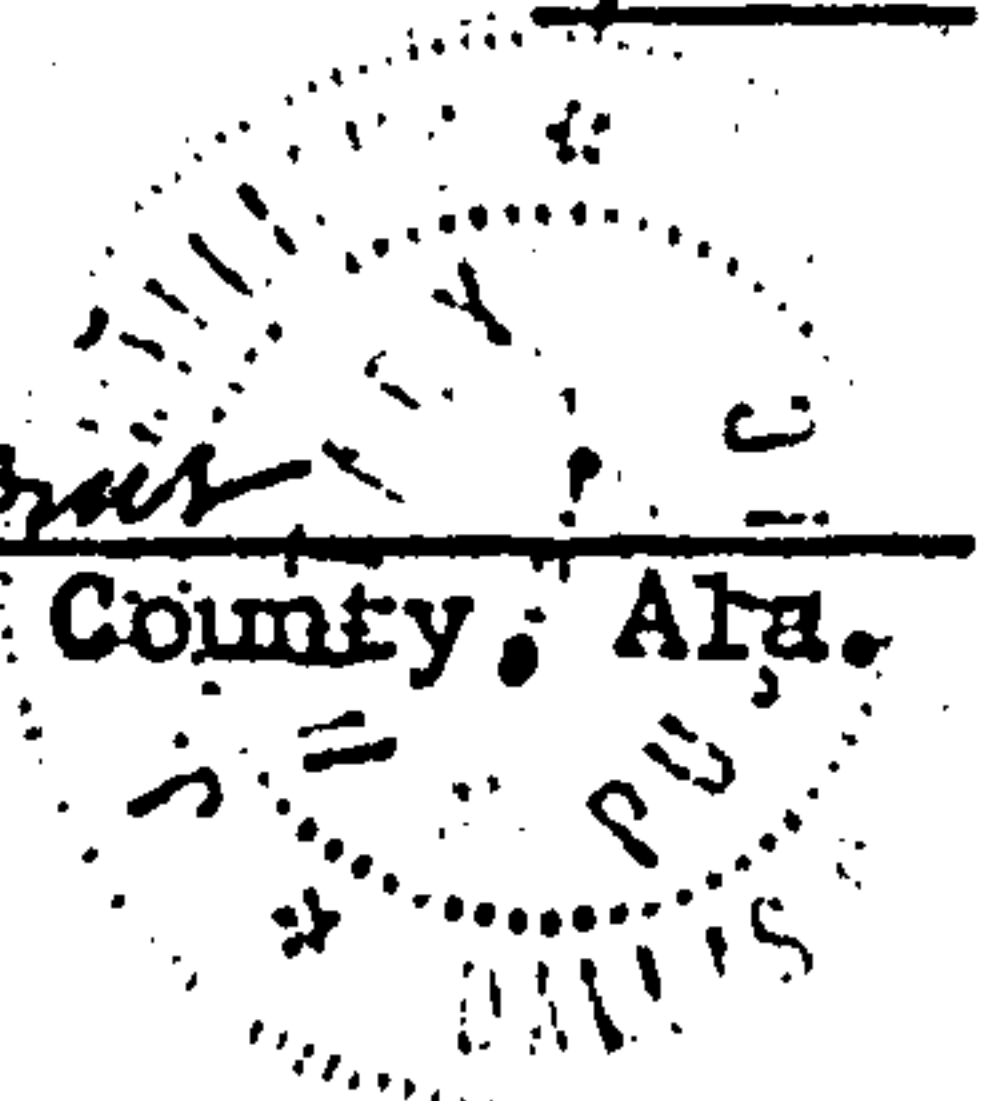
Metallurgical Corporation, a corporation; are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, they, as such officers and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said corporation.

GIVEN UNDER MY HAND and official seal of office, this the 7th day of January, 1964.

My commission expires:

Feb. 17, 1964

J. M. Williams
Notary Public, Dallas County, Ala.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1-10-64
RECORDED & \$ 1.00 TAX
& \$ 1.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad M. Jaulen
JUDGE OF PROBATE