

2488

STATE OF ALABAMA )

SHELBY COUNTY )

THIS INDENTURE made and entered into this the 10<sup>th</sup> day of February, 1964, by and between SHELBY COUNTY, A BODY CORPORATE, party of the first part, and LEON F. KELLY, his heirs and assigns, Party of the second part, WITNESSETH, that

WHEREAS, the Shelby County Board of Revenue and Control has negotiated a sale for the hereinafter described property to party of the first part at and for the sum of \$1200.00, under the provisions of 1940 Code of Alabama, Title 12, Section 177, and

WHEREAS, the said Shelby County Board of Revenue and Control has directed the undersigned, Conrad M. Fowler, as Probate Judge of Shelby County, Alabama, to execute a deed of the hereinafter described property to the party of the second part, and

WHEREAS, a certified copy of the Resolution adopted by Shelby County Board of Revenue and Control is attached and made a part hereof;

NOW, THEREFORE, in consideration of the premises and the sum of Twelve Hundred and no/100 (\$1200.00) Dollars, to party of the first part in hand paid by party of the second part, the receipt of which is acknowledged, I Conrad M. Fowler, as Probate Judge of Shelby County, Alabama, in pursuance to the authority conferred on me under the terms of said Resolution, do for Shelby County, a Body Corporate, and in its name, grant, bargain, sell and convey, and by these presents, have granted, bargained, sold and conveyed unto party of the second part, all of the right, title and interest of Shelby County, a Body Corporate, in and to the following described property, to-wit:

Commence at the SE corner of Section 27, Township 21 South, Range 1 West; thence North along Section line a distance of 3688.08 feet to a point; thence West a distance of 1322.54 feet to a point being marked by a 6" x 6" concrete monument with brass plate imbedded in the top; thence South 83 deg. 08' West a distance of 282.77 feet to a 6" x 6" concrete marker having a brass plate imbedded in the top; thence North 3 deg. 30' West a distance of 234.23 feet to a point on the North forty foot right of way line of State Highway 70; thence turn an angle of 88 deg. 09' to the right and run a distance of 465.03' to the point of beginning of the parcel of land herein described; thence turn an angle of 88 deg. 35' to the left and run in a Northerly direction a distance of 313.06 feet to a point; thence turn an angle of 90 deg. to the right and run in an Easterly direction a distance of 208.71 feet to a point; thence turn an angle of 90 deg. 00' to the right and run in a Southerly direction a distance of 313.06 feet to a point on the said North forty foot right of way line of said State Highway 70; thence

turn an angle of 90 deg. to the right and run in a Westerly direction along said right of way line a distance of 208.71 feet to a point of beginning, said parcel of land lying in the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  and SE $\frac{1}{4}$  of NE $\frac{1}{4}$  all in Section 27, Township 21 South, Range 1 West, and containing 1.5 acres. Situated in Shelby County, Alabama.

Shelby County reserves unto itself, the option to have said herein-before described real estate reconveyed by Leon F. Kelly and his wife, Freida Kelly, to Shelby County, if, within one year from the date of this conveyance, said building referred to above shall not have been substantially completed. Said option to be exercised by said Shelby County by making written demand on said Leon F. Kelly and returning to him the sum of \$1200.00. In the event said commercial building has been substantially completed within said one year period from the date of said conveyance, this reservation shall be null and void.

TO HAVE AND TO HOLD to the party of the second part, together with all appurtenances and hereditaments thereunto belonging or in any wise pertaining, in fee simple, forever.

IN WITNESS WHEREOF, Shelby County, a Body Corporate has caused these presents to be executed by Conrad M. Fowler, as Probate Judge of Shelby County, Alabama.

STATE OF ALABAMA

SHELBY COUNTY

SHELBY COUNTY, A BODY CORPORATE

By

Conrad M. Fowler  
Probate Judge of Shelby County,  
Alabama

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Conrad M. Fowler, whose name as Probate Judge of Shelby County, Alabama, 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, in his capacity as said Probate Judge of Shelby County, Alabama, executed the same voluntarily for and as the act of said Shelby County, a Body Corporate, on the day the same bears date.

Given under my hand this 10 day of February, 1964.

Adell I Edmondson  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 2/10/64  
RECORDED & SHELBY TAX  
& SHELBY TAX HAS BEEN  
PAID ON THIS INSTRUMENT.