

2338

EAH  
+ RTW  
by JRP  
LAK

STATE OF ALABAMA )  
Shelby )  
JEFFERSON COUNTY )

DECEMBER 31, 1963

For and in consideration of \$1.00 and other good and valuable considerations E. A. Huffstutler and R. T. Walters, Assignors, do grant, bargain, sell, convey, assign, set over and deliver to Huffstutler-Walters Oil Company, Inc., Assignee, a newly formed Alabama corporation, all their right, title and interest as lessee under that certain lease dated the 5th day of September, 1963 by and between F. A. Chace, Dorothy Chace, B. A. Chace, Ruth Chace, George W. Chace, and Irene Chace, as Lessor, and the Assignors herein as Lessee covering the following described premises; ~~in the City of Birmingham, Alabama~~

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The property hereby leased is described as follows: Part of the Northeast Quarter of the Southeast Quarter of Section 24, Township 19, South, of Range 3, West, in Shelby County, Alabama, and located on the West side of U. S. Highway #31, and South of Cahaba River, and described as commencing at a point at the South end of the concrete bridge crossing the Cahaba River, where the Westerly line of the paved highway touches same; thence Southeasterly along the Westerly line of said paved part of said highway, a distance of 245.5 feet; thence from this last mentioned point, which is the point of beginning of the leased premises, turn an angle to the right of 105 degrees 20 minutes and go 194.5 feet; thence an angle to the left of 100 degrees 42 minutes, go in a Southerly direction 298.5 feet; thence to the left in an Easterly direction, at an angle of 80 degrees 33 minutes go 43.8 feet to a point; thence to the right, at right angles, and in a Southerly direction, go 97.3 feet; thence to the left and in an Easterly direction, at an angle of 86 degrees 55 minutes, go 297.4 feet, more or less, to a point on the Westerly line of said paved Highway strip; thence Northly along the Westerly line of said paved Highway strip, go 384.9 feet to the point of beginning, also, a lot 50 feet by 50 feet in size, along the Westerly line of the above described parcel, where the small frame house is located.

There is excepted, however, from the above described properties, that part of same which is located within the right of way of U. S. Highway #31, as now located.

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TO HAVE AND TO HOLD unto the said Huffstutler-Walters Oil Company, Inc., its successors and assigns, for the respective terms with all of the rights of renewal and extension set out and stipulated in said lease.

And the said E. A. Huffstutler and R. T. Walters do for themselves, their successors and assigns, covenant and agree with Huffstutler-Walters Oil Company, Inc., its successors and assigns, that they have a good right to sell and transfer said leases and leasehold rights to said Huffstutler-Walters Oil Company, Inc. and will warrant and defend same to the said Huffstutler-Walters Oil Company, Inc. for the respective terms of each, including rights of renewal and extension, against the lawful claims of all persons.

In consideration of such transfer and assignment the assignee hereby assumes and agrees to perform all of the obligations imposed upon or required of the lessee or tenant under the terms of the above described lease.

IN WITNESS WHEREOF, the assignors have hereunto set their hands and seals and the assignee has executed this assignment by its duly authorized officer under its corporate seal duly attested.

WITNESS:

C. V. Heppner

E. A. Huffstutler (SEAL)

C. V. Heppner

R. T. Walters (SEAL)  
R. T. Walters

ATTEST:

HUFFSTUTLER-WALTERS OIL COMPANY, INC.

William A. Linder

By Lawrence A. Kaufman  
President  
Assignee

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON  
2/26/64  
RECORDED & \$... TAX  
& \$... DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.  
Conrad M. Joubert  
JUDGE OF PROBATE

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