

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTEEN THOUSAND AND NO/100 DOLLARS

the payment of which is secured by purchase money mortgage executed this day

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, Tom Lee and wife, Nell Lee

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Patterson &amp; Wilder Construction Company, Inc., a Corporation

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

From the NW corner of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 12, Township 20 South, Range 3 West, run Southerly along the West boundary line of the said NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 12, Township 20 South, Range 3 West for 300.0 feet; thence turn an angle of 88° 30' 15" to the left and run Easterly 687.69 feet to the point of beginning of the land herein described; thence turn an angle of 102° 43' 15" to the right and run Southwesterly 346.40 feet; thence turn an angle of 102° 43' 15" to the left and run Easterly 603.17 feet, more or less, to a point on the West right of way line of U. S. 31 Highway; thence turn an angle of 64° 33' to the left and run Northeasterly along the West right of way line of U.S. 31 Highway 374.21 feet; thence turn an angle of 115° 27' to the left and run Westerly 687.69 feet to the point of beginning. This land being a part of NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 12, Township 20 South, Range 3 West, and being 5.0 acres, more or less. Subject to utility permits of record.

The property herein conveyed shall be subject to the following restriction and covenant which shall attach to and run with said property and shall be binding on all successive owners of the same: No junk yard of any kind or description shall be placed on the above described real estate.

In addition to the purchase money mortgage securing the full purchase price herein, grantors reserve unto themselves a vendor's lien for such \$15,000.00. In connection with both the said purchase money mortgage and vendor's lien, an easement is hereby excepted and reserved for the benefit of grantee herein, its successors and assigns, 25 feet in width, running along the North 25 feet of the real property described hereinabove from U.S. Highway 31 to the Westerly boundary line of the said property described hereinabove for the purpose of furnishing ingress and egress to that tract of real property which is contiguous to and lies immediately West of the real property described hereinabove.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 8<sup>th</sup> day of February, 1965.

STATE OF ALA-SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 2-12-65  
RECORDED & SHELBY CO. TAX  
PD. GR. THIS INSTRUMENT

(SEAL)

Tom Lee

(SEAL)

Nell Lee

(SEAL)

STATE OF ALABAMA  
SHELBY

COUNTY

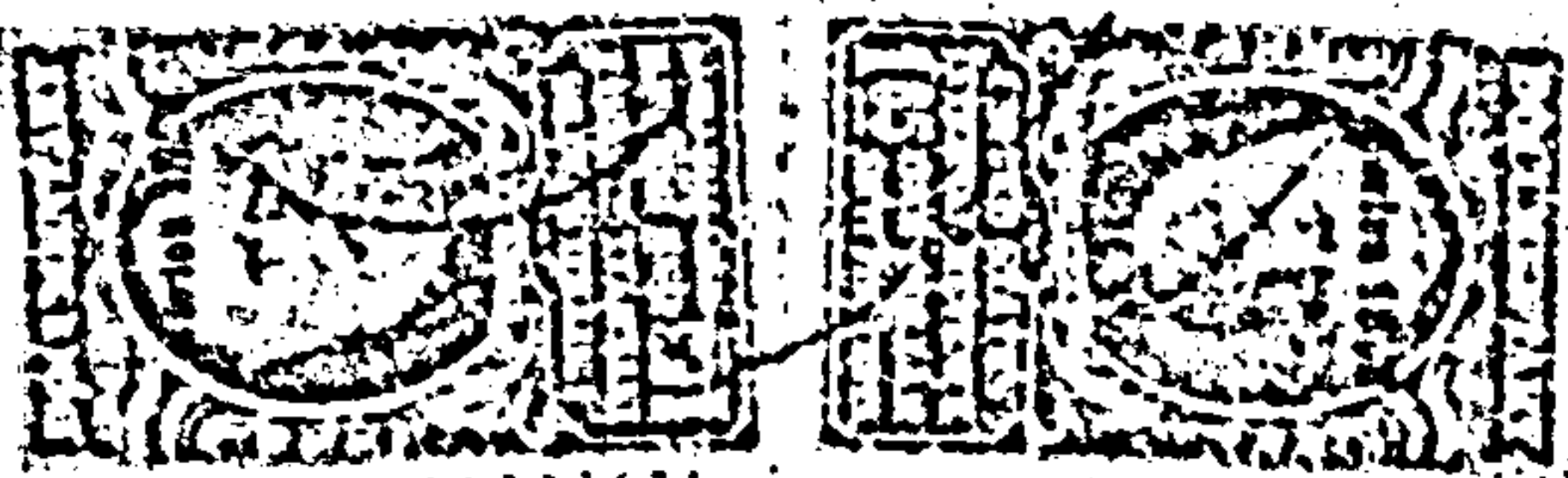
I, the undersigned  
in said State, hereby certify that

Tom Lee and wife, Nell Lee

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that no Deed Tax has been  
collected on this instrument.

Notary Public in and for Shelby County, Alabama  
Lancee Brewer  
Notary Public

whose name(s) 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of February, A.D. 1965.

Lancee Brewer  
Notary Public



See release of Under's Law Miss Book 32 Page 238 (8-20-79)

BOOK 234 PAGE 246