

5894

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) to the undersigned grantor, ALABASTER LIME COMPANY, INC., a corporation incorporated in 1959, in hand paid by ALABASTER LIME COMPANY, a corporation incorporated in 1966, the receipt of which is hereby acknowledged, the said Alabaster Lime Company, Inc. does by these presents, grant, bargain, sell and convey unto the said Alabaster Lime Company the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL NO. 1

All of the North half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 35, Township 20 South, Range 3 West, except the east 300 feet (300') of the NE 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 3 West.

Subject to the following:

- (a) Transmission line permits to Alabama Power Co. as recorded in office of the Judge of Probate of Shelby County, Alabama, in Vol. 134, page 209, across NW 1/4 of SE 1/4 and NE 1/4 of SW 1/4; and in Vol. 220, page 329, across NW 1/4 of SW 1/4.
- (b) Pipeline easement across NW 1/4 of SW 1/4 held by Plantation Pipe Line Company, as recorded in Vol. 112, page 322, in said Probate Office.

PARCEL NO. 2

A part of the SW 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 3 West described

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This instrument prepared by
G. B. Burns & P. C. Pen. Inc.
1212 Bank for Savings Building
BIRMINGHAM, ALABAMA 35203

as follows: Begin at the Northeast corner of the SW 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 3 West, thence run southerly along the east boundary line of said SW 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 3 West for 120 feet, more or less, to the North boundary line of Alabaster Gardens Subdivision as recorded in Map Book 3, Page 156 in the Probate Office of Shelby County, Alabama; thence run Westerly along the North boundary line of said Subdivision for 620 feet, more or less, to the center of Westfield Road according to said Subdivision; thence run Northerly along the center of Westfield Road 120 feet, more or less, to the point of intersection of the center line of Westfield Road and the North boundary line of the SW 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 3 West; thence run Easterly along the North boundary line of the SW 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 3 West for 620 feet, more or less, to the point of beginning.

PARCEL NO. 3

All that part of the SE 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 3 West, that lies north of Alabaster Gardens Subdivision, said Subdivision being recorded in Map Book 3, Page 156 in the Probate Office of Shelby County, Alabama; more particularly described as follows: Begin at the Northwest corner of the SE 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 3 West, thence run Southerly along the west boundary line of said SE 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 3 West, for 120 feet, more or less, to the North boundary line of Alabaster Gardens Subdivision as recorded in Map Book 3, Page 156 in the Probate Office of Shelby County, Alabama; thence run Easterly along the North boundary line of Alabaster Gardens Subdivision for 1040 feet, more or less, to the center of Buck Creek, thence down along the center of Buck Creek, with the meanderings thereof 125 feet, more or less, to the point of intersection of the center line of Buck Creek and the North boundary line of the SE 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 3 West; thence run Westerly along the North boundary line of the SE 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 3 West for 1040 feet, more or less, to the point of beginning.

PARCEL NO. 4

All of Blocks 4, 5 and 12 of Alabaster Gardens Subdivision as recorded in Map Book 3,

Page 156 in the Probate Office of Shelby County, Alabama.

PARCEL NO. 5

All of the North Half (N 1/2) of the NW 1/4 of the NE 1/4 of Section 2, Township 21 S., Range 3 West lying West of the Right of Way line of the South bound track of the Louisville and Nashville R. R. more particularly described as follows: Begin at the Northwest corner of the NW 1/4 of the NE 1/4 of Sec. 2, Township 21 S., Range 3 W.; thence run Southerly along the West boundary line of said NW 1/4 of the NE 1/4 of Sec. 2, Township 21 S., Range 3 West 660.84 feet more or less, to the SW corner of the N 1/2 of the NW 1/4 of the NE 1/4 of Sec. 2, Township 21 S., Range 3 West; thence run Easterly along the South boundary line of the N 1/2 of the NW 1/4 of the NE 1/4 of Sec. 2, Township 21 S., Range 3 West for 558.78 feet more or less to the West R. O. W. line of the L. & N. R. R., thence run Northeasterly along the West R. O. W. line of said L. & N. R. R. for 710 feet, more or less, to the point of intersection of the West R. O. W. line of L. & N. R. R. and the North boundary line of the NW 1/4 of the NE 1/4 of Sec. 2, Township 21 S., Range 3 West; thence run Westerly along the North boundary line of the NW 1/4 of the NE 1/4 of Sec. 2, Township 21 S., Range 3 West 831.23 feet, more or less, to the point of beginning.

The above described land subject to Easement to the Southern Natural Gas Company, the right of way of Louisville & Nashville Railroad and all other instruments of record.

PARCEL NO. 6

Lots 10 through 27 inclusive of the W. F. Strowd Subdivision as recorded in Map Book 3, pages 43 and 44 in the Probate Office of Shelby County, Alabama.

Subject to the following:

Right of way of L & N Railroad - Page 91 - Vol. 47, page 54; Easement of Alabama Power Company, Page 111 - Vol. 58, page 378; Easement to Southern Natural Gas Corporation - Page 129 - Vol. 90, page 467.

PARCEL NO. 7

Beginning at a point thirty two (32) feet Northeastwardly from and at right angles to the

center line of the North bound main track of the Birmingham Division, formerly the South & North Alabama Division of the Louisville & Nashville Railroad at Valuation Station 21818+63, which is three hundred and twenty seven (327) feet Southwardly measured along said centre line of North bound main track from mile post 413 from Louisville, Ky.; thence in a Northeasterly direction at right angles to said centre line of North bound main track, a distance of sixty eight (68) feet; thence in a Southerly direction at right angles a distance of four hundred (400) feet; thence in a Southwesterly direction at right angles a distance of sixty eight (68) feet to a point thirty two (32) feet Northeastwardly from and at right angles to said centre line of North bound main track; thence in a Northerly direction parallel with and thirty two (32) feet Northeastwardly from said centre line of North bound main track a distance of four hundred (400) feet to the point of beginning, containing sixty two hundredths (0.62) of an acre, more or less, and being part of the Northeast quarter of Northeast quarter (N.E. 1/4 of N.E. 1/4) of Section Thirty Five (35), Township Twenty (20) South, Range Three (3) West, Shelby County, Alabama. The land herein conveyed being part of the same land conveyed to the South & North Alabama Railroad Company, of which the Louisville & Nashville Railroad is legal successor, by C. E. Bowman, by deed dated August 27, 1902, recorded in Deed Book 28, page 132, Judge of Probate's Office, Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Alabaster Lime Company, its successors and assigns forever.

And said Alabaster Lime Company, Inc. does for itself, its successors and assigns, covenant with said Alabaster Lime Company, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances except as herein noted, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Alabaster Lime Company, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Alabaster Lime Company, Inc. by its President, M. A. Rikard, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of June, 1966.

ALABASTER LIME COMPANY, INC.

By M. A. Rikard
Its President

ATTEST:

H. B. Rixey
Its Secretary

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 3/11
6-1 1966

RECORDED & \$✓ MTG. TAX
\$62.50 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad M. Fowler
JUDGE OF PROBATE

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Danahy Lawie, a Notary Public in and for said County, in said State, hereby certify that M. A. Rikard, whose name as President of Alabaster Lime Company, Inc., a corporation, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 1st day of June, 1966.

Danahy Lawie
Notary Public

Notary Public, Jefferson County, Ala.
My commission expires May 4, 1969
Bonded by Home Indemnity Co. of N. Y.

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