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SS 12647

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

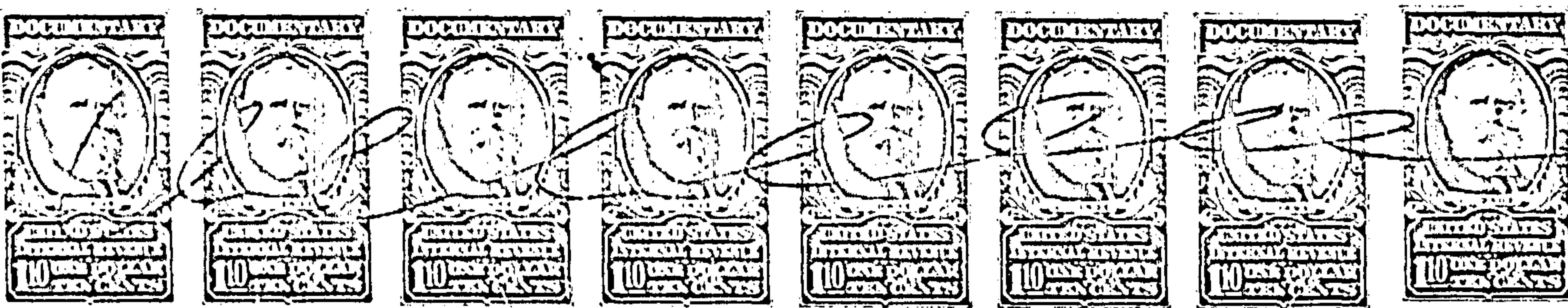
THAT, E. C. Farris and Sarah F. Farris, his wife, of Calera, Alabama, for and in consideration of the sum of \$10.00 and other good and valuable considerations, to us in hand paid by Phillips Marketing Properties, Inc., the receipt and sufficiency of which are hereby expressly acknowledged, have granted, bargained, sold and conveyed, and by these presents do hereby grant, bargain, sell and convey unto the said Phillips Marketing Properties, Inc., a Delaware corporation with an office at Bartlesville, Oklahoma, its successors and assigns, the following described real estate situated in the County of Shelby, State of Alabama, to wit:

Part of Lot 4 and 5, Block 1, Georges Subdivision of Keystone in Shelby County, Alabama, as recorded in the office of the Judge of Probate, Shelby County, Alabama, in Plat Book 3, Pages 63 and 79, more particularly described as follows: Begin at the southwest corner of Section 25; Township 20 South, Range 3 West, thence North 89 degrees 13' East along the south line of said section a distance of 258.5 feet to a point on the old right of way of Highway U. S. 31; thence at an angle of 75 degrees 33' left a distance of 340.0 feet to the original southwest corner of Lot 4, thence at an angle of 75 degrees 33' right a distance of 79.6 feet to a point on the new right of way of U. S. 31 for a point of beginning; thence continuing on a prolongation of said line a distance of 120.4 feet to the southeast corner of Lot 4; thence at an angle of 75 degrees 33' left a distance of 129.9 feet to a point; thence at an angle of 90 degrees left a distance of 116.6 feet to a point on the highway right of way; thence at an angle of 90 degrees left a distance of 160.0 feet along the highway right of way to the point of beginning;

together with all buildings, improvements, fixtures and operating equipment thereon and all tenements, hereditaments, and appurtenances, with every privilege, right, title and interest and estate,



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reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD all of the above granted and bargained premises and property unto the said Phillips Marketing Properties, Inc., its successors and assigns forever.

And we, the said E. C. Farris and Sarah F. Farris, his wife, for ourselves and our heirs and assigns, do hereby covenant with the said Phillips Marketing Properties, Inc., its successors and assigns, that we are lawfully seized in fee of the afore granted premises; that they are free from all encumbrances except as hereinafter stated; that we have good right to sell and convey the same; and, that we will warrant and defend the said premises and property unto the said Phillips Marketing Properties, Inc., its successors and assigns, forever against the lawful claims and demands of all persons, excepting the following:

1. Lease Agreement and Short Form Lease, both dated September 27, 1957, given by E. C. Farris and Sarah F. Farris, his wife, as Lessors, to Phillips Petroleum Company, a Delaware corporation, as Lessee, said Short Form Lease being of record in the Deed Records in the Office of the Judge of the Probate Court of Shelby County, Alabama, in Vol. 190, page 305.
2. Mortgage dated September 23, 1958, given by E. C. Farris and Sarah F. Farris, his wife, to Transportation Stations, Inc., a Delaware corporation, recorded in the Mortgage Records in the Office of the Probate Judge of Shelby County, Alabama, in Vol. 257, page 311, which mortgage the grantee herein assumes and agrees to pay.
3. Assignment of Rents dated September 23, 1958, executed by E. C. Farris and Sarah F. Farris, his wife, to Transportation Stations, Inc., of record in the Deed Records in the Office of the Judge of Probate of Shelby County, Alabama, in Vol. 197, page 514, covering rentals payable under the Lease referred to in (1) last above.

IN WITNESS WHEREOF, we E. C. Farris and Sarah F.

Farris, his wife, have hereunto set our hands and seals and the said Sarah F. Farris does hereby waive and relinquish any and all rights of dower in and to the premises and property conveyed hereby, on this 2nd day of August, 1966.

WITNESSES:

J. R. Suttles

E. C. Farris (L.S.)
E. C. Farris

J. R. Suttles

Sarah F. Farris (L.S.)
Sarah F. Farris

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Lee Bains, notary public hereby certify that E. C. Farris, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 2nd day of August, A.D., 1966.

My commission expires:
November 28, 1969

Lee Bains
Notary Public

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Lee Bains, notary public do hereby certify that on the 2nd day of August, 1966, came before me the within named Sarah F. Farris known to me to be the wife of the within named E. C. Farris, who, being examined separate and apart from the husband touching her signature to the within named warranty deed, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and seal of office this 2nd day of August, A.D., 1966.

Lee Bains

My commission expires November 28, 1969 STATE OF ALA., SHELBY CO., Notary Public

I CERTIFY THIS INSTRUMENT
WAS FILED ON 8-3-66

RECORDED & \$ 3.00 MTG. TAX

\$ 10.50 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad H. Fowler
JUDGE OF PROBATE