

STATE OF ALABAMA)

187

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand and no/100 Dollars (\$9,000.00), and the execution of a purchase money mortgage for \$35,000.00 to the undersigned grantor, LEONARD & COMPANY, INC., a corporation, in hand paid by DeMARCO CONCRETE BLOCK COMPANY, INC., a corporation, the receipt of which is hereby acknowledged, the said LEONARD & COMPANY, INC. does by these presents, grant, bargain, sell and convey unto the said DeMARCO CONCRETE BLOCK COMPANY, INC. the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Southwest corner of Section 13, Township 20 South, Range 3 West, run Easterly along the South boundary line of Section 13, Township 20 South, Range 3 West 764.69 feet, more or less, to the point of intersection of the South boundary line of Section 13, Township 20 South, Range 3 West and the West right of way line of U.S. Highway 31; thence turn in an angle of 102 deg. 18' to the left and run Northwesterly along the West right of way line of U.S. 31 Highway 1317.8 feet; thence turn an angle of 77 deg. 42' to the left and run Westerly 878.51 feet to a point in the center of the Old Birmingham-Montgomery Highway; thence turn an angle of 92 deg. 09' to the right and run Northeasterly along the center of the Old Birmingham-Montgomery Highway for 303.24 feet; thence turn an angle of 03 deg. 28' to the right and continue Northeasterly along the center of the Old Birmingham-Montgomery Highway for 292.83 feet to the point of beginning of the property herein described; thence turn an angle of 84 deg. 23' to the right and run Easterly for 430.0 feet; thence turn an angle of 93 deg. 41' to the right and run Southwesterly 295.47 feet to the North boundary of the lot conveyed by Leonard & Company, Inc. to Bethea Company, Inc. by deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 244, page 635; thence run Easterly along the North boundary of said Bethea Company property to its intersection with the West right of way line of U. S. Highway 31; thence Northerly along the West boundary of said right of way of said highway to its intersection with the North boundary of the NW-1/4 of SW-1/4 of Section 13, Township 20 South, Range 3 West; thence Westerly along the North boundary of said NW-1/4 of SW-1/4, and NE-1/4 of SE-1/4 of Section 14, Township 20, Range 3 West to the intersection of said NE-1/4 of SE-1/4 and the center line of the Old Birmingham-Montgomery Highway; thence Southerly along the center of said Old Birmingham-Montgomery Highway to the point of beginning.

Subject to transmission line permits to Alabama Power Company set forth in instruments recorded in Deed Book 101, page 517 and Deed Book 170, page 263, in the Probate Office of Shelby County, Alabama; rights of way to Shelby County as shown by instruments recorded in Deed Book 101, Page 249, and Deed Book 101, page 263, in said Probate Office; and taxes for the year 1969.

TO HAVE AND TO HOLD, to the said DeMarco Concrete Block Company, Inc., its successors and assigns forever.

And said Leonard & Company, Inc. does for itself, its successors and assigns, covenant with said DeMarco Concrete Block Company, Inc., its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 DeMarco Concrete Block Company, Inc., its successors and assigns forever, against the lawful claims of all persons.

. IN WITNESS WHEREOF, the said Leonard & Company, Inc. by its President Edmund Leonard, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of October, 1968.

LEONARD & COMPANY, INC.

WITNESST:

A. L. Leonard
Secretary

By Edmund Leonard
President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edmund Leonard whose name as President of Leonard & 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 14th day of October, 1968.

Mary Alice Brown
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1968 OCT 15 PM 11:47
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

60C 309

255 CG