

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Six Hundred Eight-Seven
& 50/100 (\$687.50) Dollars

to the undersigned grantor, in hand
paid by the grantee herein, the receipt whereof is acknowledged, SHELBY COUNTY, ALABAMA,
a Body Corporate (Herein referred to as grantor) grants, bargains, sells and conveys
unto KART, INC.

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

Commence at the NE corner of Section 27, Township 21 South, Range 1 West (Axle found in
place) thence run S 1°44'E a distance of 100.0 feet to a point; thence turn an angle of
88°30'30" to the right and run Westerly a distance of 1727.9 feet to a point on the West
boundary line of Industrial Road; thence run Northerly along said West boundary line a
distance of 60 feet to the point of beginning; thence continue along said West boundary line
a distance of 300.0 feet to a point; thence turn an angle of 90°49'30" to the left and run
Westerly a distance of 400.0 feet to a point; thence turn an angle of 89°10'30" to the left
and run Southerly a distance of 300.0 feet to a point on the North boundary line of a 60
foot easement; thence turn an angle of 90°49'30" to the left and run Easterly along said
North boundary line a distance of 400.0 feet to the point of beginning. Said parcel of land
is lying in the SW 1/4 of SE 1/4, Section 22, Township 21 South, Range 1 West and contains
2.75 acres.

THIS DEED IS SUBJECT TO THE FOLLOWING PROVISIONS, CONDITIONS, STIPULATIONS & AGREEMENTS:

1. Grantee shall construct a building or buildings upon the property herein conveyed
within one year of the date of the execution and delivery of this deed, the plans for such
building or buildings to be approved by the Board of Revenue & Control of Shelby County,
Alabama before construction starts.
2. Grantee shall comply with the Shelby County and State of Alabama Health Department or
other governmental regulations and policies relative to sewage, water pollution, building
construction permits, noise, excessive smoke or air pollution.
3. In the event provision No. 1 above shall not be met within the one year period then
the land conveyed herein will revert to Shelby County and the County shall rebate to the
grantee the purchase price.
4. It is understood and agreed that grantee shall pay for any abstract, title insurance or
other legal expenses of closing which grantee desires.
5. All of the above provisions shall be binding on any purchaser or assignee of grantee.
6. It is agreed and understood that Shelby County, a Body Corporate, assumes no responsi-
bility for the installation of sanitary sewers, storm drains, gas, water, or other utility
lines.

TO HAVE AND TO HOLD to the said grantee, ~~its successors~~ and assigns forever.

And said Shelby County, Alabama, a Body Corporate does for itself, its
successors and assigns, covenant with said KART, 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 KART, INC., its successors

~~its successors~~ and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the said Shelby County, Alabama, a Body Corporate, by its
Judge of Probate and, separately and severally, the Chairman of the Board of Revenue
and Control of Shelby County, Alabama, who, duly authorized to execute this con-
veyance, has hereto set its signature and seal, this the 27th day of January,
1970.

ATTEST:

Man N. N. N.
Clerk, Board of Revenue and Control
of Shelby County, Alabama.

STATE OF ALABAMA)
SHELBY COUNTY)

SHELBY COUNTY, ALABAMA, a Body Corporate

By

C. M. Fowler
C. M. Fowler, Judge of Probate and Chairman
of Board of Revenue and Control of Shelby
County, Alabama

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that C. M. Fowler, Judge of Probate and, separately and severally,
the Chairman of the Board of Revenue and Control of Shelby County, Alabama, 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, as
such officer and with full authority, executed the same voluntarily for and as the
act of said Shelby County, Alabama, a Body Corporate.

Given under my hand and official seal this the 27th day of January, 1970.

Lance Brasher
Notary Public

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