

224,050.

1306

This instrument was prepared by Louis H. Anders, Jr., Attorney at Law, 1130 Bank for Savings Building, Birmingham, Alabama 35203.

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, THAT for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, to the undersigned grantor SOUTHERN FOUNDRY COMPANY, an Alabama corporation, in hand paid by STEWARD MACHINE CO., INC., a corporation, the receipt of which is hereby acknowledged, the said SOUTHERN FOUNDRY COMPANY does by these presents, grant, bargain, sell and convey unto the said STEWARD MACHINE CO., INC., the following described real estate, situated in Shelby County, Alabama, to-wit:

S-1/2 of Lot 13 and all of Lot 14, in Block 256, according to J. H. Dunstan's map and survey of Town of Calera, Alabama.

ALSO:

Begin at the northeast corner of Section 2, Township 24, Range 13 East, thence run West along Base line 122 feet to a stake, thence run south 4 deg. 12' East 16 feet to point of beginning of parcel described herein, thence run parallel to Base line or south 86 deg. West 544 feet, thence south 4 deg. 12' East 961 feet, thence north 86 deg. East 544 feet, thence north 4 Deg. 12' West 961 feet to point of beginning.

Also beginning at a point where the Eastern limits of Town of Calera, Alabama, intersects the north line of right of way of Alabama Mineral Division of L & N Railroad, thence East along said right of way to Johnston, Storrs and Eason corner, thence north along the Johnson line to corner established by Engineer J. R. McMillen, thence West to town limits of Calera, thence south along the limits to point of beginning.

Except a 1 acre parcel off south side of said land.

All above being a part of E-1/2 of NE-1/4 of Section 2, Township 24 North, Range 13 East, EXCEPTING herefrom any portion of Blocks 224, 237 and 238 according to J. H. Dunstan's Map of Calera and according to Calera Townsite Company map of Calera, which may be included in the above description.

Excepting Highway right-of-way of Federal Highway #65.

SUBJECT TO: Taxes for the year 1970, which are a lien but not yet due and payable; transmission line permits granted

to Alabama Power Company, as recorded in Deed Book 52, page 1, Deed Book 48, page 589, and Deed Book 222, page 418, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said STEWARD MACHINE CO., INC., its successors and assigns, forever.

And said SOUTHERN FOUNDRY COMPANY does for itself, its successors and assigns, covenant with said STEWARD MACHINE CO., 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 STEWARD MACHINE CO., INC., its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said SOUTHERN FOUNDRY COMPANY, by its _____ President, who is duly authorized to execute this conveyance, has hereto set its signature and seal, this 2 day of February, 1970.

ATTEST:

SOUTHERN FOUNDRY COMPANY

C. W. Smith
Its _____

By *John L. Smith*
Its _____
Pres.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, *Robert A. Smith*, a Notary Public in and for said County in said State, hereby certify that *John L. Smith*, whose name as *its* President of Southern Foundry Company, 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 seal, this 2 day of February, 1970.

Roberta Rhoads
Notary Public

Notary Public, Jefferson County, Alabama
My Commission Expires May 9, 1970

STATE OF ALA. SHELLEY CO.
NOTARIAL PUBLIC
INSTRUMENT WAS FILED
FILED MAY 24 1970
FED. SEC. & TRANS. DIV.
U.S. DEPT. OF TREASURY
RECEIVED
MAY 24 1970
FED. SEC. & TRANS. DIV.
U.S. DEPT. OF TREASURY