

3587

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Thirty Thousand One Dollar and No/100 (\$30,001.00) Dollars to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we John A. Hines, Jr. and wife, Carol S. Hines (herein referred to as Grantors), grant, bargain, sell and convey unto Service Properties Incorporated, a corporation (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL NO. 1:

Commence at the SE corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 1, Township 21 South, Range 3 West of the Huntsville Principal Meridian in Shelby County, Alabama; thence run South 89 deg. 55 min. West along the South line of said quarter-quarter section for 75.39 feet to a point on the Southwesterly right of way line of U. S. Highway No. 31, said point being the point of beginning of the parcel herein described; thence continue South 89 deg. 55 min. West along the South line of said quarter-quarter section for 307.54 feet to a point on the Easterly right of way line of Interstate Highway No. I-65; thence 98 deg. 52 min. right and run North 8 deg. 47 min. East along said right of way line for 98.27 feet to a concrete right of way marker; thence 53 deg. 13 min. right and run North 62 deg. 00 min. East along said right of way line for 104.28 feet to a concrete right of way marker, said point being on the Southwesterly right of way line of said U. S. Highway No. 31; thence 64 deg. 00 min. right and run South 54 deg. 00 min. East along the Southwesterly right of way line of U. S. Highway No. 31 for 247.78 feet to the point of beginning. The above described tract contains 0.609357 acres, survey closure - 0.00 E & W and 0.01 N & S.

PARCEL NO. 2:

Commence at the Northeast corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 12, Township 21 South, Range 3 West of the Huntsville Principal Meridian in Shelby County, Alabama; thence run South 89 deg. 55 min. West along the North line of said quarter-quarter section for 75.39 feet to a point on the Southwesterly right of way line of U. S. Highway No. 31, said point being the point of beginning of the parcel herein described; thence continue South 89 deg. 55 min. West along the North line of said quarter-quarter section for 307.54 feet to a point on the Easterly right of way line of Interstate Highway No. I-65; thence 81 deg. 08 min. left and run South 8 deg. 47 min. West along said right of way for 100.00 feet; thence 98 deg. 52 min. left and run North 89 deg. 55 min. East, running parallel to the North line of said quarter-quarter section for 458.52 feet, more or less, to a point on the Southwesterly right of way line of said U. S. Highway No. 31; thence run North 54 deg. 00 min. West, more or less, along the Southwesterly right of way line of said U. S. Highway No. 31 for

167.76 feet, more or less, to the point of beginning, less and except that part thereof which lies in the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 12, Township 21 South, Range 3 West.

Together with a permanent easement upon, over and across the property adjoining said Parcel No. 2 on and along the South side thereof and situated in the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 12, Township 21 South, Range 3 West, to spill, place and store dirt and other materials in filling and maintaining the said Parcel No. 2 to the grade level of Interstate Highway I-65 and U. S. Highway 31, to the extent of the normal fall of such fill dirt in filling said Parcel No. 2 to said grade level of said highways.

All according to survey of J. M. Keel, Registered Land Surveyor, dated December 10, 1969.

Subject to public road right of way and transmission line permits of record.

The Grantors limit the warranties of title to the said Parcel No. 2 and to the easement herein granted, all being situated in the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 12, Township 21 South, Range 3 West, to those warranties included in a statutory warranty deed, this conveyance being expressly designated as being a statutory warranty deed to said Parcel No. 2 and to the right or easement granted herein.

TO HAVE AND TO HOLD, to the said Grantee, his, her, or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13<sup>th</sup> day of April, 1970.

John A. Hines, Jr. (SEAL)

Carol S. Hines (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John A. Hines, Jr., 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 official seal this 13<sup>th</sup> day of April, 1970.

Emma D. Higginbotham  
Notary Public

My Commission Expires November 3, 1971

FLORIDA  
STATE OF ALABAMA  
SARASOTA COUNTY

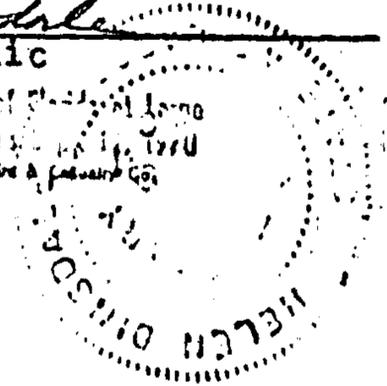
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carol S. Hines, wife of John A. Hines, Jr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of April, 1970.

*Helen Dinicola*

Notary Public

Notary Public, State of Florida  
My Commission Expires on 12/31/70  
Bonded By American Fire & Casualty Co.



STATE OF ALABAMA  
RECORDS & COURTS DEPARTMENT  
REC. BK. 2 PAGE AS SHOWN ABOVE  
U.C.C. FILE NUMBER OR  
INDEX NUMBER  
JUL 25 11:11:31  
*Carol S. Hines*  
JUDGE OF COURTS