

STATE OF ALABAMA)

SHELBY COUNTY)

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Shelby Cnty Judge of Probate, AL
12/30/1970 03:52:10 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Forty-five
& no/100 (\$345.00) 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 ARTHUR A. THRASHER, JR.,

(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 10°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 360.0 feet
to the point of beginning; thence continue along said West boundary line a distance of 150.0
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 150 feet to a point; thence turn an angle of 90°49'30" to the left and run
Easterly a distance of 400.0 feet to point of beginning. Said parcel of land is lying in
the SW¹/₄ of SE¹/₄, Section 22, T 21 S, R 1 W and contains 1.38 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, his, her or their heirs and assigns forever.

And said Shelby County, Alabama, a Body Corporate does for itself, its
successors and assigns, covenant with said ARTHUR A. THRASHER, JR., his heirs

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

ARTHUR A. THRASHER, JR., his

heirs, executors 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:

SHELBY COUNTY, ALABAMA, a Body Corporate

By

C. M. Fowler

C. M. Fowler, Judge of Probate and, separately and severally,
of Board of Revenue and Control of
County, Alabama

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

STATE OF ALABAMA)
SHELBY COUNTY)

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, 19 70.

Lanice Brasher
Notary Public

BOOK 265 PAGE 478

REC. BK. 265 PAGE 478
U.C. 1/30/70
1970 DEC 30 PM 3:52
INS. BY SHELBY CO.
STATE OF ALA. SHELBY CO.
CLERK OF PROBATE
THIS
DEED WAS FILED
JAN 30 1970