

4009

See May 318-227

Form 104—WARRANTY DEED (CORPORATION)

PRINTED AND FOR SALE BY ZAC SMITH STATIONERY CO.—B'HAM

THE STATE OF ALABAMA,

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Five Thousand and No/100 (\$5000.00)

DOLLARS

to the undersigned grantor Johnson-Rast & Hays Co., a corporation,

in hand paid by Sam Bennett Realty & Development Company, Inc.

the receipt whereof is hereby acknowledged, the said Johnson-Rast & Hays Co.

does grant, bargain, sell and convey unto the said Sam Bennett Realty & Development Company, Inc.

the following described real estate, to-wit: A portion of Lot 7 Block 1 Altadena Park as recorded in Map Book 5, page 73, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 W. Shelby County; thence Eastward and along the South line of said quarter-quarter section a distance of 130.0 feet; thence 92 degrees 59 minutes to the left a distance of 174.89 feet; thence 2 degrees 58 minutes right a distance of 108.09 feet; thence 14 degrees 28 minutes 30 seconds right a distance of 92.20 feet; thence 6 degrees 53 minutes right a distance of 40.22 feet to the point of beginning of the tract of land herein described; thence 9 degrees 21 minutes 30 seconds right a distance of 115.48 feet; thence 97 degrees 01 minutes left a distance of 219.96 feet to a point on the Easterly right of way line of a proposed road, said point being on a curve curving to the left and having a radius of 394.13 feet; thence 98 degrees 14 minutes 08 seconds left along a chord of said curve 14.53 feet to the P.T. of said curve; thence 1 degree 03 minutes 21 seconds left a distance of 69.24 feet to the P.C. of a curve curving to the left and having a radius of 25.0 feet; thence along the arc of said curve a distance of 33.60 feet to the P.T. of said curve; thence Easterly and along the tangent of last said curve a distance of _____ feet to the _____ situated in _____ Shelby County, Alabama. cont'd

TO HAVE AND TO HOLD unto the said Sam Bennett Realty & Development Company, Inc., its successors _____ and assigns forever.

And the said grantor does itself, and for its successors and assigns, covenant with the said _____

Sam Bennett Realty & Development Company, Inc., its successors _____ and assigns, except as noted;

that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the said Sam Bennett Realty & Development Company, Inc., its successors _____ and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Johnson-Rast & Hays Co.

has caused these presents to be executed by Tom E. Rast

_____, its President, duly authorized thereto, and _____

who affixed its corporate seal hereto, being duly authorized thereto, on this the 13th day of July, 1971.

JOHNSON-RAST & HAYS CO.

By Tom E. Rast, Its President.

Secretary.

Attest:

BOOK PAGE 897

Johnson-Rast & Hays Co.
TO
Sam Bennett Realty & Development Company, Inc.

CORPORATION
Warranty Deed
The State of Alabama

County

I, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the day of 19, and was recorded in Vol. Record of Deeds, Pages on the day of 19

Judge of Probate.
Recording Fee, \$ 5.00
State Tax \$ 1.45

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1971 JUL 19 PM 1:07
D.C.C. FILE NUMBER GR
REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE

19710719000029230 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/19/1971 12:00:00 AM FILED/CERT

THE STATE OF ALABAMA,
JEFFERSON County.
Prepared by Richard S. Riley
SPAIN, GILLON, RILEY, TATE & ANSLY
First National Building
Birmingham, Ala. 35203

I, the undersigned authority, a Notary Public
in and for said County, in said State, hereby certify that Tom E. Rast, whose name
as President of the Johnson-Rast & Hays Co.
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 this 13th day of July, 1971.
C. S. Watkins
Notary Public

Description cont'd:
distance of 169.89 feet to the point of beginning;
SUBJECT TO:
1. Taxes due October 1, 1971;
2. Transmission line permit to Alabama Power Company dated January 15, 1962 and recorded in Deed Book 220, page 43;
3. Title to minerals underlying caption lands with mining rights and privileges belonging thereto;