

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

19720710000033790 1/3 \$.00
Shelby Cnty Judge of Probate, AL
07/10/1972 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of a contemporary conveyance by separate deed of this date by the grantee herein to the grantor herein, which conveyance has been made to the undersigned grantor, A & S Development Corporation by William K. Murray, as Trustee, the receipt whereof is acknowledged, the said A & S Development Corporation does grant, bargain, exchange and convey unto the said William K. Murray, as Trustee, the following described real estate, to-wit:

Begin at the point of intersection of the north boundary line of Section 33, Township 21 South, Range 2 West and the east right of way line of U. S. Highway 31; thence run southeasterly along the east R. O. W. line of said Highway 854 feet, more or less, to the north boundary line fence of the Mabry property; thence run northeasterly along the north boundary line fence of the Mabry property 1062 feet, more or less, to a point on the west boundary line of the NW1/4 of NE1/4 of said Section 33; last said point being 647.19 feet south of the northwest corner of the NW1/4 of the NE1/4 of said Section 33; thence turn an angle of 04 deg. 24 min. 20 sec. to the left and continue northeasterly along the north boundary line fence of the Mabry property 1440 feet, more or less, to the northeast corner of Mabry property line fence; thence run northwesterly along existing fence line 357.48 feet, more or less, to a point on the north boundary line of said Section 33, said point being 13.7 feet east of the NW corner of the NE1/4 of the NE 1/4 of said Section 33; thence continue northwesterly along the existing fence line for 1642.06 feet; thence turn an angle of 80 deg. 08 min. 15 sec. to the left and run southwesterly for 343.04 feet; thence turn an angle of 47 deg. 54 min. to the right and run northwesterly 107.53 feet; thence turn an angle of 44 deg. 33 min. to the left and run westerly along existing fence line 564.83 feet to a point on the west boundary line of NW1/4 of SE1/4 of Section 28, Township 21 South, Range 2 West, said point being 334.41 feet north of the southwest corner of NW1/4 of SE1/4 of said Section 28; thence continue westerly along last said course for 500 feet, more or less, to center of Camp Branch; thence run southwesterly down along the center of Camp Branch with the meanderings thereof 1750 feet, more or less, to the point of intersection of the center of Camp Branch and the south boundary line of said Section 28; thence run westerly along the south boundary line of said Section 28 for 210 feet, more or less, to the point of beginning. There is EXCEPTED, however, a strip of land of uniform width of 100 feet across the south side of the above described land. Except highway right of way and easements of record to Alabama Power Company; also subject to utility or other easements or rights of way of record in the office of the Judge of Probate of Shelby County, Alabama. See Exhibit "A" for additional specific exceptions.

This parcel is known as the "Lauderdale Parcel" situated in Shelby County, Alabama.

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TO HAVE AND TO HOLD the above described property unto the said party of the second part, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by its President, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 7th day of July, 1972.

ATTEST:

[Signature]
Its Secretary

A & S DEVELOPMENT CORPORATION

By *[Signature]*
Its President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, *William F. Dennis*, a Notary Public in and for said County in said State, hereby certify that *H. ALBERT MURKIN* whose name as President of A & S Development Corporation, 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 official seal, this the 7th day of July, 1972.


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[Signature]
Notary Public

EXHIBIT "A"

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1. Taxes for 1972 which grantees assume and agree to pay.
2. Transmission line permits to Alabama Power Company recorded in Probate Office of Shelby County, Alabama in Deed Book 106, page 46; in Deed Book 99, page 413.
3. Rights of ways to Shelby County, Alabama recorded in said Probate Office in Deed Book 102, page 416; in Deed Book 72, page 517. in Deed Book 49, page 280; in Deed Book 74, page 25, in Deed Book 49, page 278.
4. Lease to Postal Telegraph Cable Company recorded in said Probate Office in Deed Book 80, page 34.
5. Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded easements or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

SHIRLEY A. SALLEY JR.
CLERK OF PROBATE
1972 JUL 10 AM 8:17
100 FILED 10000033790
REC. BK. 106 AS SHOWN ABOVE
Done J. M. [Signature]
JUDGE OF PROBATE

BOOK 106
PAGE 276