

1076  
WARRANTY DEED

See Mtg Book 324 page 521

STATE OF ALABAMA)  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

In Consideration of Ten Dollars (\$10.00) and the exchange of real estate simultaneously herewith to the undersigned grantor J&M DEVELOPMENT CORP., a corporation, in hand paid by TRIPLE-R-DEVELOPERS, INC., the receipt whereof is hereby acknowledged, the said J&M DEVELOPMENT CORP. does

Grant, Bargain, Sell and Convey unto the said TRIPLE-R-DEVELOPERS, INC. the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel #1:

Begin at the Southeast Corner of the Southeast Quarter of the Southwest Quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence run in a Northerly direction along the East line of said Quarter-Quarter a distance of 797.87 feet; thence turn an angle to the left of 67 degrees, 14 minutes and 11 seconds and run in a Northwesterly direction a distance of 322.64 feet; thence turn an angle to the left of 107 degrees and 30 minutes and run in a Southerly direction a distance of 100.00 feet; thence turn an angle to the right of 84 degrees and 45 minutes and run in a Westerly direction a distance of 155.00 feet; thence turn an angle to the left of 90 degrees, 00 minutes and run in a Southerly direction a distance of 8.00 feet; thence turn an angle to the right of 90 degrees, 00 minutes and run in a Westerly direction a distance of 200.00 feet; thence turn an angle to the left of 90 degrees, 00 minutes and run in a Southerly direction a distance of 800.00 feet to its intersection with the South line of said Southeast Quarter of Southwest Quarter of Section 36; thence turn an angle to the left of 88 degrees, 41 minutes and 49 seconds and run in an Easterly direction along the South line of said Quarter-Quarter a distance of 662.05 feet to the point of beginning;

Parcel #3:

Begin at the Southwest Corner of the Northeast Quarter of the Southwest Quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence run in an Easterly direction along the South line of said Quarter-Quarter a distance of 561.72 feet; thence turn an angle to the left of 82 degrees, 15 minutes and run in a North-easterly direction a distance of 315.00 feet; thence turn an angle to the right of 37 degrees, 45 minutes and run in a Northeasterly direction a distance of 490.00 feet; thence turn an angle to the right of 21 degrees, 38 minutes, 42 seconds and run in a Northeasterly direction a distance of 289.62 feet; thence turn an angle to the left of 81 degrees, 21 minutes, 51 seconds and run in a Northwesterly direction a distance of 370.00 feet; thence turn an angle to the right of 56 degrees, 30 minutes, and run in a North-easterly direction a distance of 250.00 feet to the North-east Corner of said Northeast Quarter of said Southwest Quarter of Section 36; thence turn an angle to the left of 102 degrees, 32 minutes and 20 seconds and run in a Northwesterly direction a distance of 636.08 feet to its intersection with the Southeasterly right of way line of Valley Dale Road; thence turn an angle to the left of 84 degrees, 22 minutes and 45 seconds and run in a Southwest-erly direction along said Southeasterly right of way line of Valley Dale Road, a distance of 1,023.36 feet to the point of commencement of a curve to the left having a Central angle of 23 degrees 32 minutes and a radius of

BOOK 275 PAGE 590



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Shelby Cnty Judge of Probate, AL  
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Shelby Cnty Judge of Probate, AL  
08/08/1972 12:00:00 AM FILED/CERT

988.41 feet; thence continue along the arc of said curve a distance of 405.97 feet to its intersection with the West line of said Northeast Quarter of Southwest Quarter of Section 36; thence from the cord of last described curve turn an angle to the left of 24 degrees, 41 minutes and 12 seconds, and run in a Southerly direction along the West line of said Quarter-Quarter a distance of 423.34 feet to the point of beginning; SUBJECT TO:

1. Taxes due October 1, 1972;
2. Right of way to Alabama Power Co. recorded in Vol. 101, page 550, and Vol. 245, page 116, in the Probate Office of Shelby County, Alabama;
3. Right of way to Shelby County, Alabama recorded in Vol. 135, page 365, in said Probate Office;
4. Mineral and mining rights and rights incident thereto recorded in the Probate Office of Shelby County, Alabama (Parcel #1);
5. 50 foot easement or right of way for roadway to provide access to and from James Douglas Clacker and Arthur Charles Scott tract, as described in Vol. 237, page 332. Less and except any part subject property which presently lies within boundary of any roadway;

TO HAVE AND TO HOLD to the said TRIPLE-R-DEVELOPERS, INC., its successors and assigns forever.

And the said grantor does itself, and for its successors and assigns, covenant with the said TRIPLE-R-DEVELOPERS, INC., its successors and assigns, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances except as above noted; 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 TRIPLE-R-DEVELOPERS, INC., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said J&M DEVELOPMENT CORP. has caused these presents to be executed by President CARLOS H Johnson, its President, duly authorized thereto, and attested by its Secretary, who affixed its corporate seal hereto, being duly authorized thereto, on this the 26 day of July, 1972.

J&M DEVELOPMENT CORP.

By

Its President

Attest:

Secretary

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that CARLOS H. Johnson, whose name as President of the J&M DEVELOPMENT CORP., 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 26<sup>th</sup> day of July, 1972.

Notary Public

Prepared by Richard S. Riley

SPAIN, GILLON, RILEY, TATE & ANSLEY

John A. Hand Building

Birmingham, Alabama 35203

BOOK 275 PAGE 591

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
JUL 8 - 8 AM 11:46  
J.C.C. FILE NUMBER OR  
K. & PAGE AS SHOWN ABOVE  
Cons. of Probate  
JUDGE OF PROBATE