

AGREEMENT

1972080800038970 1/5 \$.00
Shelby Cnty Judge of Probate, AL
08/08/1972 12:00:00 AM FILED/CERT

This Agreement made and entered into by and between Alabama Property Company (hereinafter called Grantee) and Carmen R. Crim and wife, Helen L. Crim (hereinafter called Grantors);

W I T N E S S E T H:

For and in consideration of the conveyance of certain property to Grantee by Grantors, a copy of the deed conveying the same being attached hereto and made a part hereof as Exhibit "A", Grantee will pay to Grantors the sum of One Hundred Ninety-six Thousand Five Hundred Fifty-five and No/100 Dollars (\$196,555.00) plus interest at the rate of six percent (6%) per annum, to be payable in ten (10) annual principal payments in the amount of \$19,655.50 each, plus accrued interest on the unpaid balance at said rate of six percent (6%) per annum, with the first payment being due and payable one year from the date hereof, and subsequent payments being due and payable on the anniversary date of this Agreement each succeeding year until the balance due is paid in full.

Grantors shall have the option, at any time after two years from the date hereof, to declare the entire unpaid balance hereunder due and payable by giving Grantee sixty (60) days written notice at its principal office in Birmingham, Alabama. Grantee agrees to pay to Grantors such entire unpaid balance within sixty (60) days after receiving such notice.

Grantors warrant that the property conveyed by the instrument attached hereto as Exhibit "A" has been conveyed to Grantee free and clear of all liens and encumbrances, and further warrants that the obligation of Grantee hereunder shall not constitute a lien or encumbrance on said property.

IN WITNESS WHEREOF, the parties hereunto set their hands and seals this the 7th day of August, 1972.

ATTEST:

ALABAMA PROPERTY COMPANY

B. L. Brown
Secretary

By Joseph M. Farley
Its President

WITNESS:

Carmen R. Crim L.S.
Carmen R. Crim


WITNESS:

Helen L. Crim L.S.
Helen L. Crim

APPROVED AS TO FORM { BALCH, BINGHAM, BAKER,
HAWTHORNE & WILLIAMS
By B. L. Brown
APPROVED AS TO TERMS AND DESCRIPTION { By J. C. [Signature]
MGR. LAND DEPT.

BOOK 275 PAGE 571

STATE OF ALABAMA)
 :
COUNTY OF)


19720808000038970 2/5 \$.00
Shelby Cnty Judge of Probate, AL
08/08/1972 12:00:00 AM FILED/CERT

I, L. E. Parker, a Notary Public in and for said
County in said State, do hereby certify that Carmen R. Crim and wife, Helen
L. Crim, whose names are signed to the foregoing instrument, and who are
known to me, acknowledged before me on this day, that, being informed of the
contents of the instrument, they executed the same voluntarily on the day the
same bears date.

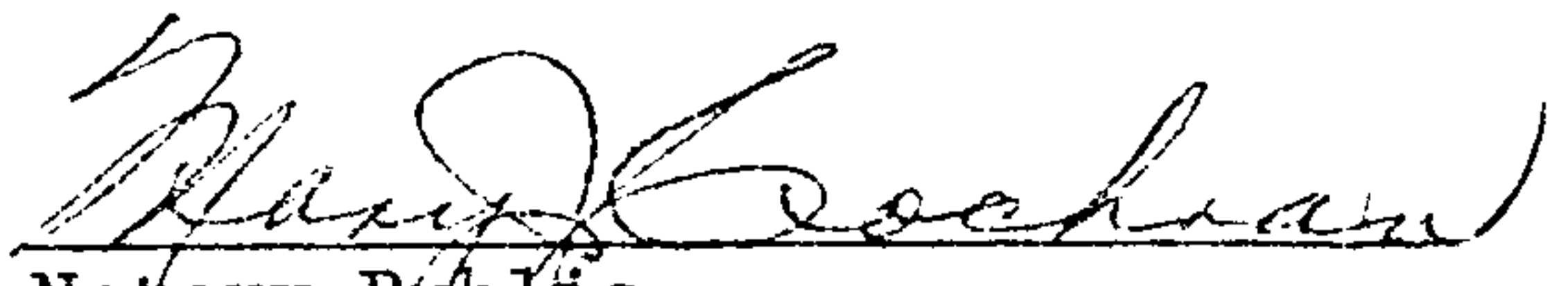
Given under my hand and official seal, this 7th day of
August, 1972.


Notary Public

STATE OF ALABAMA)
 :
COUNTY OF Jefferson)

I, Mary Cochran, a Notary Public in and for said
County in said State, hereby certify that Joseph M. Farley, whose name as
President of Alabama Property Company, a corporation, is signed to the
foregoing instrument, and who is known to me, acknowledged before me on this
day that, being informed of the contents of the instrument, 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 3rd day of
August, 1972.


Notary Public

Notary Public, Jefferson County, Alabama
My Comm. Exp. 12/31/74

BOOK 275 PAGE 572

EXHIBIT "A"

STATE OF ALABAMA)
 :
 SHELBY COUNTY)

19720808000038970 3/5 \$.00
 Shelby Cnty Judge of Probate, AL
 08/08/1972 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That Carmen R. Crim and wife, Helen L. Crim, (hereinafter called the grantors), for and in consideration of the sum of Two Hundred Seventy-eight Thousand Fifty-five and No/100 Dollars (\$278,055.00) to them in hand paid by the Alabama Property Company, a corporation, the receipt whereof is hereby acknowledged, they have granted, bargained and sold and by these presents do hereby grant, bargain, sell and convey unto the said Alabama Property Company, (hereinafter called the Company), its successors and assigns, the following-described real estate situated in the County of Shelby and State of Alabama, and described as follows:

A tract of land situated in the east half of southwest quarter ($E\frac{1}{2}$ of $SW\frac{1}{4}$); northwest quarter of southwest quarter ($NW\frac{1}{4}$ of $SW\frac{1}{4}$); and west half of southeast quarter ($W\frac{1}{2}$ of $SE\frac{1}{4}$) of Section 29; the northeast quarter of northwest quarter ($NE\frac{1}{4}$ of $NW\frac{1}{4}$); and northwest quarter of northeast quarter ($NW\frac{1}{4}$ of $NE\frac{1}{4}$) of Section 32, all in Township 21 south, Range 2 west, Shelby County, Alabama, being more particularly described as follows:

Begin at the northwest corner of the northeast quarter of the southwest quarter ($NE\frac{1}{4}$ of $SW\frac{1}{4}$) of Section 29, Township 21 south, Range 2 west, said point being a judicial corner established by court order of the Circuit Court of Shelby County, Alabama, Case No. 3586 & 3858 dated August 2, 1956; thence run south 87 degrees 54 minutes 28 seconds east, along the north boundary of said quarter-quarter section and along the north boundary of the northwest quarter of southeast quarter ($NW\frac{1}{4}$ of $SE\frac{1}{4}$) a distance of 2309.07 feet to a point on the westerly right of way line of the Louisville and Nashville Railroad Company; thence turn an angle to the right and run south 24 degrees 52 minutes 25 seconds east along the westerly boundary of said Louisville and Nashville Railroad Company right of way a distance of 1026.41 feet to its point of intersection with the east boundary of the northwest quarter of the southeast quarter ($NW\frac{1}{4}$ of $SE\frac{1}{4}$) of Section 29; thence turn an angle to the right and run south 00 degrees 09 minutes 41 seconds east along the east boundary of the west half of the southeast quarter of Section 29 a distance of 1756.73 feet to southeast corner of said west half of southeast quarter of Section 29; thence turn an angle to the left and run south 00 degrees 20 minutes 40 seconds east along the east boundary of the northwest quarter of the northeast quarter of Section 32 a distance of 1346.04 feet to the southeast corner of said quarter-quarter section; thence turn an angle to the right and run north 88 degrees 12 minutes 42 seconds west, along the south boundary of said quarter-quarter section a distance of 1341.58 feet to the southwest corner of said quarter-quarter section; thence turn an angle to the right and run north 00 degrees 18 minutes 13 seconds west along the west boundary of said northwest quarter of northeast quarter of Section 32 a distance of 766.78 feet to a point; thence turn an angle to the left and run north 18 degrees 09 minutes 44 seconds west a distance of 1102.68 feet to a point in the southeast quarter of southwest quarter of Section 29; thence turn an angle to the left and run north 53 degrees 04 minutes 31 seconds west a distance of 370.00 feet to a point; thence turn an angle to the left and run north 88 degrees 04 minutes 31 seconds west a distance of 220.00 feet to a point; thence turn an angle to the right and run north 33 degrees 35 minutes 07 seconds west a distance of 824.02 feet to a point on the south boundary of the northeast quarter of

BOOK 275 PAGE 573

southwest quarter of Section 29; thence turn an angle to the left and run north 44 degrees 39 minutes 57 seconds west a distance of 87.33 feet to a point on the west boundary of said quarter-quarter section; thence turn an angle to the right and run north 01 degree 22 minutes 13 seconds west along the west boundary of said quarter-quarter section a distance of 538.22 feet to a point; thence turn an angle to the left and run south 88 degrees 37 minutes 47 seconds west a distance of 236.81 feet to a point on the east boundary of Shelby County Road No. 87; thence turn an angle to the right and run northerly along the east boundary of said Shelby County Road No. 87 being the arc of a curve having a chord of 76.40 feet and bearing north 07 degrees 06 minutes 22 seconds west; thence turn an angle to the left and run south 77 degrees 01 minutes 44 seconds west along the boundary of said Shelby County Road No. 87 a distance of 50.0 feet to a point; thence turn an angle to the right and run northerly along the east boundary of said Shelby County Road No. 87 being the arc of a curve having a chord of 35.19 feet bearing north 16 degrees 05 minutes 10 seconds west; thence turn an angle to the right and run north 88 degrees 37 minutes 47 seconds east a distance of 302.36 feet to a point on the west boundary of the northeast quarter of the southwest quarter of Section 29; thence turn an angle to the left and run north 01 degree 22 minutes 13 seconds west along the west boundary of said quarter-quarter section a distance of 645.76 feet to the point of beginning. Containing 185.37 acres.

TO HAVE AND TO HOLD to the said Company, its successors and assigns, with all the rights and appurtenances thereunto belonging, forever.

And the grantors covenant with the said Company, its successors and assigns, that they are lawfully seized in fee of the aforegranted premises; that the said premises contain the number of acres hereinabove mentioned; that they are free from all encumbrance; that they have a good right to sell and convey the same to the said Company, its successors and assigns, and that they will warrant and defend the said premises to the said Company, its successors and assigns, forever, against the lawful claims and demands of all persons.

Reference to the said Company shall include its successors and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 7th day of August, in the year of our Lord One Thousand Nine Hundred Seventy-two.

19720808000038970 4/5 \$.00
Shelby Cnty Judge of Probate, AL
08/08/1972 12:00:00 AM FILED/CERT

Carman B. Criss
Velene L. Criss

BOOK 275 PAGE 574

STATE OF ALABAMA)
:
SHELBY COUNTY)

19720808000038970 5/5 \$.00
Shelby Cnty Judge of Probate, AL
08/08/1972 12:00:00 AM FILED/CERT

I, L. E. Parker, a Notary Public in and for
said County in said State, hereby certify that Carmen R. Crim and wife,
Helen L. Crim, whose names are signed to the foregoing instrument and who
are known to me, acknowledged before me on this day that being informed of
the contents of the instrument they executed the same voluntarily, on the
day the same bears date.

Given under my hand and official seal this the 7th day of
August, 1972.

L. E. Parker
Notary Public

STATE OF ALA. SHELBY CO.
CLERK OF THE COURT
INS. INSTRUMENT WAS FILED
AUG 8 1972 9:36
REC. DEPT. OF REVENUE
U.C.C. FILE NUMBER OF
REC. DEPT. OF REVENUE ABOVE
JANUARY 17 1973