

STATE OF ALABAMA)
COUNTY OF SHELBY)

EX A
2
19720818000041250 1/5 \$.00
Shelby Cnty Judge of Probate, AL
08/18/1972 12:00:00 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: 11251

That in consideration of One Thousand and no/100 Dollars, and other good and valuable considerations to the undersigned grantor, The Alabama Mineral Land Company, a corporation, in hand paid by Oak Park Development Corporation, a corporation, the receipt of which is hereby acknowledged, the said The Alabama Mineral Land Company does by these presents grant, bargain, sell and convey unto the said Oak Park Development Corporation the real estate, described as Tract No. 2 in Exhibit "A" attached hereto and made a part hereof as though fully set out herein, all of which said land is situated in Shelby County, Alabama.

This conveyance is subject to the following:

- (a) Ad valorem taxes due and payable October 1, 1972, which Grantor and Grantee will prorate as of date of delivery of this deed when the correct amount thereof has been ascertained;
- (b) Any mineral and mining rights not owned by Grantor herein;
- (c) All easements and rights of way of record in the Probate Court of Shelby County, Alabama, and other agreements, if any, of record in said Probate Court pertaining to the use of or in any way affecting said property, and is further subject to the rights of persons in possession of any part of the premises described hereinabove, encroachments, overlaps, deficiency in quantity of land, rights of way for any existing roads any or all of which may not be filed for record in said Probate Court and any other matters not of record in said Probate Court which would be disclosed by an accurate survey and inspection of said premises. Notwithstanding the fact the Exhibit "A" attached hereto makes reference to a specific number of acres included in the various parcels of land described therein, Grantor herein makes no warranty, promise, agreement, or representation that any of said acreage figures are correct or even approximately correct as therein stated, or that there are a specific number of acres included in any one or more of said parcels, or that the total acreage designated in said Exhibit "A" is correct or even approximates the correct number of acres actually included therein as may be ultimately determined by an actual survey of said property, Grantee herein assuming full responsibility for the number of acres actually included in any one or more of the parcels described in Exhibit "A" attached hereto;
- (d) Any zoning ordinances pertaining to said property.



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TO HAVE AND TO HOLD, To the said Oak Park Development Corporation, its successors and assigns forever.

And said The Alabama Mineral Land Company does for itself, its successors and assigns, covenant with said Oak Park Development Corporation, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 Oak Park Development Corporation, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said The Alabama Mineral Land Company by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of AUGUST, 1972.

THE ALABAMA MINERAL LAND COMPANY

ATTEST:

[Signature]
Secretary

By

[Signature]
President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. R. ODEN, JR., whose name as President of The Alabama Mineral Land Company, 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 17th day of AUGUST, 1972.

[Signature]
Notary Public

Notary Public, Jefferson County, Alabama
My Commission Expires December 21, 1972

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Attached is a description of the land in Tract No. 2 which lies south of U. S. Highway 280 and is described as follows:

	SEC.	TWP.	RGE.	ACRES	
NW¼ of NE¼	6	19-S	1-W	40	F
NE¼ of NE¼; S½ of NW¼; NE¼ of NW¼	6	19-S	1-W	160	F
NW¼ of NW¼	6	19-S	1-W	40	S
E½ of NE¼; SE¼ of SW¼; and all SE¼	1	19-S	2-W	280	S
N½ of SE¼; SW¼ of SE¼, SE¼ of SW¼	11	19-S	2-W	160	S
E½ of NW¼; SW¼ of NW¼; NW¼ of SW¼; and 13.7 acres in the NW¼ of NW¼ more particularly described as beginning at the northeast corner of the NW¼ of NW¼; running thence south along the east line of said forty to the SE corner; thence west 660 feet; thence north 25 deg. east 500 feet; thence north 54 deg. 30 min. west 360 feet; thence north 45 deg. 30 min. east 880 feet to the point of beginning.	12	19-S	2-W	173.7	F
NE¼ of Section	12	19-S	2-W	160	
All that portion of the SW¼ of SE¼, Section 31, Township 18-S, Range 1-W, lying south of U. S. Highway 280, FEE;	31	18-S	1-W	85.3	
And all that portion of the SE¼ of SW¼ and SW¼ of SW¼ lying south of U. S. Highway 280, SURFACE					
A part of the SE¼ of SE¼ of Section 31, Township 18-S, Range 1-W, described as beginning at a point 500 feet west of the south- east corner of said ¼-¼ Section and run thence west 300 feet; thence north and parallel with the east line of said ¼-¼ Section to the south right- of-way line of the Florida Short Route Highway; thence run east along said right-of-way line to a point 500 feet west of the east line of said ¼-¼ Section, thence south and parallel with the east line of said ¼-¼ Section to the point of beginning.	31	18-S	1-W	9.09	F
A part of the SE¼ of SE¼ of Section 31, Township 18-S, Range 1-W, described as follows: Commence at the southwest corner of said SE¼ of SE¼ and run east along the south line of said quarter-quarter section a distance of 120 feet to a point of beginning of tract of land herein con- veyed; thence continue east along the south line of said ¼-¼ Section a distance of 200 feet; thence north and parallel with the east line of said ¼-¼ Section to the south right-of-way line of the Florida Short Route Highway; thence in a westerly direction along the south right-of-way line of said highway to a point which is 120 feet east of the west line of said ¼-¼ Section; thence south parallel to the west line of said ¼-¼ Section to the south line of said ¼-¼ Section and the point of beginning.	31	18-S	1-W	6.12	F

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The following described land is conveyed subject to any rights of appeal for 6 months from May 22, 1972 which the plaintiffs might have in the case of Winifred Gilb, Margaret Guyton, and Lenore Conway Caldwell vs Alabama Mineral Land Company, being case No. 4695 in the Circuit Court of Shelby County, Alabama, in Equity. Said land being as follows:

SE $\frac{1}{4}$ of SE $\frac{1}{4}$ Section 1, Township 19 South, Range 2 West,
Shelby County, Alabama.

All litigation involved in perfecting title to the lands described hereinabove in case no. 4691 will be at the expense of the Grantor.

This conveyance is also subject to the following instruments, documents, conveyances, proceedings, understandings, or agreements of any kind or nature pertaining to or in any way affecting the real property described in the within conveyance which are filed for record in the Office of the Judge of Probate as aforesaid; Any such instruments, documents, conveyances, proceedings, or agreements of any kind or nature pertaining to the use of or in any way restricting or affecting said property; transmission line permits; easements or rights-of-way; roadways; pipe line permits; lis pendens notices in connection with condemnation proceedings for highway, rights-of-way, roadways and other purposes; conveyances made to Shelby County, Alabama, or to the State of Alabama for roadway highway and other purposes; title to all minerals not owned by grantor, within and underlying the premises, together with all mining and mineral rights and other rights, privileges, and immunities relating thereto; any instruments containing release of damages pertaining to the use of or in any way affecting said property, or any part thereof.



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No vendor's lien is reserved.

Grantor warrants and represents that no one other than Grantor is in possession of any part of the property described hereinabove, except the following:

(a) Mr. and Mrs. John Montgomery

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1972 AUG 18 PM 12:39

U.C.C. FILE NUMBER 09
REC. BK. & PAGE AS SHOWN ABOVE

Clifford J. Boudin
JUDGE OF PROBATE

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