

STATE OF ALABAMA)
SHELBY COUNTY)

962

This Document Prepared By
HAROLD WILLIAMS
Balch, Bingham, Baker, Hawthorne & Williams
600 North 18th Street
Birmingham, Alabama 35203

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Ninety Thousand and No/100 Dollars (\$290,000.00), in hand paid by The Five T's, Inc. (hereinafter referred to as "Grantee"), to the undersigned Bill L. Harbert and Edwin M. Dixon, as Trustees under a certain Declaration of Trust dated September 18, 1968, and filed for record in the office of the Judge of Probate of Shelby County, Alabama, in Deed Book 265, page 447 (hereinafter referred to as "Grantors"), the receipt of which is hereby acknowledged, the said BILL L. HARBERT and EDWIN M. DIXON, as Trustees under a certain Declaration of Trust dated September 18, 1968, do by these presents grant, bargain, sell and convey unto the said THE FIVE T'S, INC., the following described real estate situated in Shelby County, Alabama:

- (a) All of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 17, Township 19 South, Range 2 West, lying northeast of the Cahaba River. Minerals and mining rights excepted.
- (b) The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 20, Township 19 South, Range 2 West.
- (c) The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ except west 719.60 feet, in Section 20, Township 19 South, Range 2 West.
- (d) All that part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ lying east of the Cahaba River, Section 20, Township 19 South, Range 2 West.

Such lands are conveyed subject to the following:

1. Mortgage given by Bill L. Harbert and Edwin M. Dixon, as Joint Trustees under a certain Declaration of Trust, to Bryan A. Chace, Forrest Arthur Chace and George W. Chace, recorded in Book 309, page 760, in the Probate Office of Shelby County, Alabama;
2. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises;
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 111, page 625, as to the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 17, Township 19, Range 2 West;
4. Right of way granted to Alabama Power Company by instrument recorded in Deed Book 124, page 535, as to the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 20, Township 19 South, Range 2 West;
5. Any other easement, servitude, etc.



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Shelby Cnty Judge of Probate, AL
11/10/1972 12:00:00 AM FILED/CERT

BOOK 277 PAGE 207



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Shelby Cnty Judge of Probate, AL
11/10/1972 12:00:00 AM FILED/CERT

5. Any existing easements for public roads, utility lines and pipelines, and ad valorem tax liens for the current tax year.

The undersigned Grantors also hereby convey and assign to The Five T's, Inc. all their right, title and interest in and to that certain easement, as such rights to such easement were granted by Clyde E. Rutherford, et al., in favor of B. A. Chace, et al., on June 12, 1962, by document recorded in the office of the Judge of Probate of Shelby County, Alabama, in Book 223, at page 415, et seq., such grant of easement, as recorded at such location, covering the following lands in Shelby County, Alabama:

The easterly fifty (50) feet of that part of the northwest quarter of the southeast quarter (NW $\frac{1}{4}$ of SE $\frac{1}{4}$) which lies northerly of Valleydale Road, as now located and established, and in Section 20, Township 19 South, Range 2 West.

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Bill L. Harbert and Edwin M. Dixon, as Trustees under a certain Declaration of Trust dated September 18, 1968, have hereunto set their hands and seals, on this the 29th day of September, 1972.

(SEAL)

Bill L. Harbert, as Joint Trustee
under a certain Declaration of Trust
dated September 18, 1968

(SEAL)

Edwin M. Dixon, as Joint Trustee
under a certain Declaration of Trust
dated September 18, 1968

STATE OF ALABAMA)
JEFFERSON COUNTY)

19721110000055850 3/3 \$.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned Notary Public in and for said County in said State, hereby certify that Bill L. Harbert, whose name as Joint Trustee under a certain Declaration of Trust dated September 18, 1968, 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, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29th day of September, 1972.

Franklin J. Hoover
Notary Public

My Commission Expires April 27, 1973

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Edwin M. Dixon, whose name as Joint Trustee under a certain Declaration of Trust dated September 18, 1968, 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, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29th day of September, 1972.

Franklin J. Hoover
Notary Public

My Commission Expires April 27, 1973

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CLERK OF THE COURT
JAMES H. HARRIS
208