



19730213000006780 1/3 \$.00
Shelby Cnty Judge of Probate, AL
02/13/1973 12:00:00 AM FILED/CERT

THIS INSTRUMENT PREPARED FOR RECORDING
BY HAL F. BURK, ATTORNEY AT LAW

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WARRANTY DEED

3098

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten
Thousand Dollars (\$10,000.00) to the undersigned Grantors, BENJAMIN F.
GRUBBS, JR. and wife FRANCES N. GRUBBS, and other valuable consideration,
in hand paid by HILL CONCRETE AND SUPPLY CO., INC. (a corporation) the
receipt whereof is acknowledged, we, the said BENJAMIN F. GRUBBS, JR.
and wife FRANCES N. GRUBBS do grant, bargain, sell and convey unto the
said HILL CONCRETE AND SUPPLY CO., INC., the following described real
estate, to-wit:

Commence at the Northwest corner of the Northwest Quarter of
the Northwest Quarter of Section 25, Township 20 South, Range
3 West, Shelby County, Alabama; thence run in an Easterly
direction along the North line of said Quarter-Quarter a dis-
tance of 405.87 feet; thence turn an angle to the right of 80
degrees 38 minutes and run in a Southerly direction a distance
of 821.80 feet to the point of beginning; said point of begin-
ning being situated in the centerline of the Old Montgomery
highway; thence continue on last described course along the
centerline of said Old Montgomery Highway a distance of 143.81
feet; thence turn an angle to the right of 4 degrees 37 minutes
and continue in a Southerly direction along the centerline of
said Old Montgomery Highway a distance of 170.37 feet; thence
turn an angle to the left of 89 degrees 41 minutes and run in
an Easterly direction a distance of 366.19 feet to its inter-
section with the Westerly right-of-way line of U.S. Highway #31;
thence turn an angle to the left of 99 degrees 45 minutes 22
seconds to the chord of a curve having a central angle of 0
degrees 45 minutes 29 seconds and a radius of 1810.08 feet;
thence run in a Northerly direction along the arch of said
curve a distance of 23.95 feet to the end of said curve and
the point of commencement of a spiral curve; thence turn an
angle to the left of 3 degrees 19 minutes to the chord to said
spiral curve and run a distance of 276.41 feet to a point
situated on the Westerly right-of-way line of said U.S. High-
way #31; thence from the chord of last described spiral curve
turn an angle to the left of 73 degrees 41 minutes 45 seconds
and run in a Westerly direction a distance of 315.87 feet to
the point of beginning. Except such mineral and mining rights
not owned by Seller, if any, also except any easements for
utilities or otherwise of record in Shelby County, Alabama.

Subject to any easements for utilities or otherwise of record
in Shelby County TO HAVE AND TO HOLD to the said HILL CONCRETE AND SUPPLY CO.,
INC. and its successors and assigns forever.

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HAL F. BURK
ATTORNEY
KNOXVILLE 2, TENN.



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And we do for ourselves and our heirs, executors and administrators covenant with the said HILL CONCRETE AND SUPPLY CO., INC. and its successors and assigns that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless other wise stated above; and that we have a good right to SELL and CONVEY the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said HILL CONCRETE AND SUPPLY CO., INC. and its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands this 8th
day of February, 1973.
Benjamin F. Grubbs, Jr. (L.S.)
Benjamin F. Grubbs, Jr.

WITNESSES:

Frances N. Grubbs (L.S.)
Frances N. Grubbs
W. Hughie Boye
Randall R. Boye

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STATE OF ALABAMA)
COUNTY OF SHELBY)

I,

W. Hughie Boyd

, a Notary Public in

and for said County and State, hereby certify that BENJAMIN F. GRUBBS, JR., whose name is signed to the aforesaid conveyance, and who is known to me acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand, this 8th day of FEBRUARY, 1973.

W. Hughie Boyd
Notary Public

Jefferson County, Alabama

My Commission Expires:
Notary Public, Alabama State at Large
My commission expires Jan. 10, 1977
Bonded by St. Paul Ins. Co.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I,

W. Hughie Boyd

, a Notary Public in

and for said County and State, hereby certify that FRANCES N. GRUBBS, whose name is signed to the aforesaid conveyance, and who is known to me acknowledged before me on this day that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand, this 8th day of FEBRUARY, 1973.

W. Hughie Boyd
Notary Public

Jefferson County, Alabama

My Commission Expires:

Notary Public, Alabama State at Large
My commission expires Jan. 10, 1977
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STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
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HAL F. BURK
ATTORNEY
KNOXVILLE 2, TENN.

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