



19731023000058710 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/23/1973 12:00:00 AM FILED/CERT

This instrument was prepared by
Harold Williams, Balch, Bingham, Baker, Hawthorne, Williams & Ward
P. O. Box 306, Birmingham, Alabama 35201

STATE OF ALABAMA)

COUNTY OF SHELBY)

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KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Seventy-Four Thousand Seven Hundred and No/100 Dollars (\$74,700.00), to the undersigned grantor, Oak Park Development Corporation, a corporation organized and existing under and by virtue of the laws of the State of Alabama, in hand paid by South Central Bell Telephone Company, a corporation, organized and existing under and by virtue of the laws of the State of Delaware, and having its principal office and place of business in the City of Birmingham, Alabama, the receipt of which is hereby acknowledged, the said Oak Park Development Corporation does by these presents grant, bargain, sell, and convey unto the said South Central Bell Telephone Company the following described real estate, situated in Shelby County, Alabama, to wit:

A parcel of land situated in the southeast quarter of the southeast quarter of Section 31, Township 18 South, Range 1 West, being more particularly described as follows: Commence at the southeast corner of the southeast quarter of the southeast quarter of Section 31, Township 18 South, Range 1 West and run in a westerly direction along the south line of said Section 31, a distance of 500.00 feet to the point of beginning; thence continue along the last stated course a distance of 300.00 feet to a point; thence 90° 37' to the right in a northerly direction 800.00 feet west of and parallel to the east line of Section 31, a distance of 1169.87 feet to a point on the southerly right of way line of U. S. Highway No. 280; thence 83° 02' to the right in an easterly direction along the southerly right of way line of U. S. Highway No. 280 a distance of 102.83 feet to the P.C. (point of curve) of a curve to the right having a radius of 1392.30 feet and a central angle of 8° 09' 41"; thence along the arc of said curve to the right and the southerly right of way line of U. S. Highway No. 280 a distance of 198.32 feet to a point, 500.00 feet west of the east line of Section 31, Township 18 South, Range 1 West; thence 88° 48' 19" to the right (angle measured to tangent) in a southerly direction along the line which is 500.00 feet west of and parallel to the east line of Section 31, Township 18 South, Range 1 West, a distance of 1189.09 feet to the point of beginning, containing 354,971.17 square feet or 8.15 acres.

Subject to transmission line permits to Alabama Power Company recorded in Deed Book 187, page 52, and Deed Book 109, page 491, in the office of the Judge of Probate of Shelby County, Alabama, ~~and subject to possible encroachment by chain-link fence on west boundary of above property.~~ V.

TO HAVE AND TO HOLD, to the said South Central Bell Telephone Company, its successors and assigns forever.

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And the said Oak Park Development Corporation does for itself, its successors and assigns, covenant with the said South Central Bell Telephone Company, 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 South Central Bell Telephone Company, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Oak Park Development Corporation, by R. Caldwell Englund, its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of October, 1973.

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OAK PARK DEVELOPMENT CORPORATION

Attest:

Secretary

By

Its Vice President

(Affix Corporate Seal)

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STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Bobbie M. Naish, a Notary Public in and for said County, in said State, hereby certify that R. Caldwell Englund, whose name as Vice President of Oak Park Development Corporation, 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 12th day of October, 1973.

Notary Public

STATE OF ALA. JEFFERSON CO.
CERTIFY THIS INSTRUMENT
WAS FILED ON

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OCT 12 3 13 PM '73

ALL INSTRUMENTS
FILED ON THIS INSTRUMENT

James M. ...

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Jefferson County

U.C.C. FILE NUMBER 10
REC. NO. & PAGE AS SHOWN ABOVE

Consolidated

BOOK OF RECORDS

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