

THIS INSTRUMENT PREPARED BY:

NAME: Fay Parker
270 Center Street North
ADDRESS: Birmingham, Ala.

19731231000069670 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/31/1973 12:00:00 AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

Shelby

COUNTY;

2782

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Seventy-five Thousand and no/100 Dollars (\$75,000.00)

to the undersigned grantor, Pelham Industrial Park, Inc.

a corporation, in hand paid by John G. Halbert and wife, Eloise J. Halbert the receipt whereof is acknowledged, the said Pelham Industrial Park, Inc.

does by these presents, grant, bargain, sell, and convey unto the said John G. Halbert and wife, Eloise J. Halbert

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

PARCEL NO. 2

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section, thence in a Southerly direction along the East line of said Section a distance of 797.78 feet, thence 90 degrees right in a Westerly direction a distance of 31.48 feet to the Point of Beginning, said Point being on the Northwest Right of Way line of the Ashville + Montevallo Road, thence 76 degrees 48 minutes left in a Southwesterly direction along said Right of Way a distance of 581.45 feet, thence 85 degrees 05 minutes right in a Northwesterly direction a distance of 588.13 feet to the beginning of a curve to the right, said curve having a radius of 146.34 feet and a central angle of 23 degrees 17 minutes 30 seconds, thence 105 degrees 58 minutes right to tangent of said curve, thence along arc of said curve a distance of 118.98 feet in a Northeasterly direction to end of said curve and the beginning of a curve to the left, said curve having a radius of 261 feet and central angle of 111 degrees 30 minutes, thence along arc of said curve in a Northerly and Northwesterly direction a distance of 507.92 feet to end of said curve, thence 61 degrees

TO HAVE AND TO HOLD Unto the said (Description continued on back)

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Pelham Industrial Park, Inc. does for itself, its successors and assigns, covenant with said John G. Halbert and wife, Eloise J. Halbert, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as listed on reverse hereof 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 John G. Halbert and wife, Eloise J. Halbert, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Pelham Industrial Park, Inc.

has hereunto set its signature Gwen Fay Parker its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 15 day of June, 1973.

ATTEST:

Delano Morris

Secretary.

By Gwen Fay Parker

Vice President

PELHAM INDUSTRIAL PARK, INC.

BOOK 284 PAGE 556

John W. Stateway, Jr.
3440 Portmanville Rd.
B. Room. 35226

75.00 / 1.45
76.45 TO

WARRANTY DEED

CORPORATION

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the _____
day of _____ 19____
at _____ o'clock _____ M, and was duly re-
corded in Volume _____ of Deeds
at page _____, and examined.

Judge of Probate.

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.



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State of Alabama

Jefferson COUNTY;

I, Joseph M. Cotten

, a Notary Public in and for said

county in said state, hereby certify that Owen Fay Parker

whose name as President of the Pelham Industrial Park, Inc.

a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledge 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 15 day of June, 1973.

Joseph M. Cotten

Notary Public
JUDGE OF PROBATE

NOTARY PUBLIC
NOT CERTIFY THIS
INSTRUMENT WAS FILED
JUN 31 AM 11:57
7500
FILE NUMBER OR
REC. FILE & PAGE AS SHOWN ABOVE

1557 PAGE 28A

(Description continued)

14 minutes 30 seconds right, measured from tangent of said curve, in a
Northeasterly direction a distance of 43.0 feet to a point on a curve to
the left, said curve having a radius of 514.89 feet and a central angle of
10 degrees 34 minutes 30 seconds, thence 90 degrees right to tangent of said
curve, thence along arc of said curve in a Southeasterly direction a distance
of 95.03 feet to end of said curve and the beginning of a curve to the left,
said curve having a radius of 894.73 feet and a central angle of 14 degrees
17 minutes, thence along arc of said curve a distance of 223.05 feet to end
of said curve, thence continue in a Northeasterly direction a distance of
160.50 feet to the beginning of a curve to the right, said curve having
a radius of 25 feet and a central angle of 107 degrees 42 minutes, thence
along arc of said curve a distance of 46.99 feet to end of said curve and
the Point of Beginning.

Said parcel contains 261,389.48 square feet or 6.0 acres.

EXCEPTION:

1. Taxes for 1973 and subsequent years.
2. Right of way in favor of Alabama Power Company recorded in Deed Book 127, page 566, in the Probate Records of Shelby County, Alabama.
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 Volume 11, page 344, in the Probate Records of Shelby County, Alabama.