

This instrument was prepared by

(Name)

(Address)

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



Shelby Cnty Judge of Probate, AL
01/07/1974 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, G. J. Tolan and Beverly Tolan, his wife,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Alabaster Associates Ltd., an Alabama limited partnership

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Northeast corner of Lot 7, Block "B" of Nickerson's Addition to Alabaster, Alabama; said corner being a Judicial Corner set by Alton Young, Land Surveyor of said State, #1666; thence run Southerly along the East line of said Block "B" a distance of 401.44 feet to a point on the West right-of-way of Interstate Highway #65 (Service Road); thence turn an angle of 129° 02' to the left and run Northeasterly a distance of 68.37 feet to a point; thence turn an angle of 10° 41' to the left and run Northeasterly a distance of 479.68 feet to a point; thence turn an angle of 12° 08' to the left and run Northeasterly a distance of 218.75 feet to a point; thence turn an angle of 116° 55' to the left and run Westerly a distance of 502.42 feet to a point; thence turn an angle of 89° 33' to the left and run Southerly a distance of 180.24 feet to a point; thence turn an angle of 90° 00' to the left and run Easterly along the North boundary of a street a distance of 45.00 feet to a point, being a Judicial corner set by the said Alton Young; thence turn an angle of 88° 19' to the right and run Southerly a distance of 30.00 feet to the point of beginning,

Located in the S 1/2 of the NE 1/4 of SW 1/4, Section 1, Township 21 South, Range 3 West, Shelby County, Alabama,

but reserving unto the said G. J. Tolan a rent free term of years extending from December 1, 1973 to and including November 30, 2013; subject only to ad valorem taxes for the year 1974, and to transmission and distribution, line permits to Alabama Power Company of record in the office of the Judge of Probate of Shelby County.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 29th day of December, 1973.

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1974 JAN - 7 PM 3:05 U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE CORNELIUS J. COOPER JUDGE OF PROBATE

(Seal) (Seal) (Seal) (Seal) Beverly Tolan (Seal)

General Acknowledgment

STATE OF ALABAMA SHELBY COUNTY I, Dorothy Henry, a Notary Public in and for said County, in said State, hereby certify that G. J. Tolan and Beverly Tolan, his wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 29th day of December, A. D., 1973

Dorothy Henry Notary Public.