

STATE OF ALABAMA)

SHELBY COUNTY)

3004

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Thousand Eight Hundred Seventy-Five Dollars (\$1,875.00), cash in hand paid by Alabaster Motor Cross, Inc., a corporation, to THE FIRST NATIONAL BANK OF BIRMINGHAM and Sara K. Cairns, as Co-Executors of and Co-Trustees under the Will of Thomas C. Cairns, deceased; and Sara K. Cairns, an unmarried woman, (hereinafter called Grantors), receipt whereof is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said Alabaster Motor Cross, Inc., a corporation, (hereinafter called Grantee), the following-described real estate located in Shelby County, Alabama, to-wit:

PARCEL I: The S 5 ft of Lot 13, Block 2, according to the survey of Cedar Grove Estates, as recorded in Map Book 3, Page 53, in the Probate Office of Shelby County, Alabama.

PARCEL II: Part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 35, Township 20, Range 3 West, situated in Shelby County, Alabama, more particularly described as follows: Begin at the SW corner of Lot 13, Block 2, according to the survey of Cedar Grove Estates, as recorded in Map Book 3, Page 53, in the Probate Office of Shelby County, Alabama, and run SE along the S line of lot a distance of 158.14 ft to the SE corner of said lot and a point on the NW right-of-way line of Highway 31; run thence SW along Highway 31 a distance of 10 ft; thence NW and parallel with the S line of said Lot 13 a distance of 108.14 ft; thence SW and parallel with the W line of Highway 31 a distance of 10 ft; thence westerly a distance of 50 ft m/l to a point on the E line of Louisville & Nashville Railroad right-of-way, which point is 25 ft SW of the point of beginning; thence NE along said right-of-way 25 ft to the point of beginning.

TO HAVE AND TO HOLD unto the said Alabaster Motor Cross, Inc., a corporation, its successors and assigns forever.

It is specifically understood and agreed that the Grantors have executed this conveyance subject to:

1. The lien for ad valorem taxes due and payable October 1, 1974, which the Grantee herein assumes and agrees to pay.
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. Restrictions appearing of record in Deed Book 141, Pages 192 and 193.
4. Right-of-way granted to Alabama Power Company by instrument(s) recorded in Deed Book 103, Page 54; Deed Book 134, Page 25; and Deed Book 160, Page 412.
5. Right-of-way in favor of Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Deed Book 168, Page 480.
6. Easement and right-of-way in favor of Postal Telegraph Cable Co., recorded in Deed Book 80, Page 44.



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Shelby Cnty Judge of Probate, AL
01/10/1974 12:00:00 AM FILED/CERT

BOOK 284 PAGE 705

7. Easement and right-of-way in favor of Shelby County, Alabama, recorded in Deed Book 102, Page 446.

This instrument is executed without warranty or representation of any kind on part of THE FIRST NATIONAL BANK OF BIRMINGHAM and Sara K. Cairns as Co-Executors of and Co-Trustees under the Will of Thomas C. Cairns, deceased, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by THE FIRST NATIONAL BANK OF BIRMINGHAM and Sara K. Cairns and not specifically excepted herein.

Sara K. Cairns does for herself and for her heirs, executors and administrators, covenant with the said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted; that she has a good right to sell and convey the same as aforesaid; that she will, and her heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

This instrument is executed by the Co-Executors and Co-Trustees hereinbefore named solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on their part in their individual or corporate capacities, and they expressly limit their liability hereunder to the property now or hereafter held by them in the representative capacity named.

ATTEST:

Henry A. Long Jr.
Trust Officer



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Shelby Cnty Judge of Probate, AL
01/10/1974 12:00:00 AM FILED/CERT

THE FIRST NATIONAL BANK OF BIRMINGHAM,
Birmingham, Alabama, as Co-Executor of
and Co-Trustee under the Will of Thomas
C. Cairns, deceased.

BY: [Signature]
Vice President and Trust Officer

Sara Kieffer Cairns
Sara K. Cairns, as Co-Executor of and Co-Trustee under the Will of Thomas C. Cairns, deceased.

Sara Kieffer Cairns
Sara K. Cairns, Individually

BOOK 284 PAGE 706

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that B.S. CARROLL and Henry A. Long, Jr., whose names as Vice President and Trust Officer, and Trust Officer, respectively, of THE FIRST NATIONAL BANK OF BIRMINGHAM, a corporation, as Co-Executor of and Co-Trustee under the Will of Thomas C. Cairns, deceased, 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 said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in the capacity as Co-Executor and Co-Trustee as aforesaid.

Given under my hand and official seal this the 21st day of December 19 73.

19740110000001660 3/3 \$.00
Shelby Cnty Judge of Probate, AL
01/10/1974 12:00:00 AM FILED/CERT

NOTARY PUBLIC

My Commission Expires April 29, 1974

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Sara K. Cairns, as Co-Executor of and Co-Trustee under the Will of Thomas C. Cairns, deceased, whose name 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, she, in her capacity as such Co-Executor and Co-Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13 day of Dec 19 73.

NOTARY PUBLIC

My Commission Expires June 15, 1974

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Sara K. Cairns, an unmarried woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13 day of Dec 19 73.

NOTARY PUBLIC

My Commission Expires June 15, 1974

BOOK 284 PAGE 707

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JAN 10 PM 10:30
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carolyn M. Harris
JUDGE OF PROBATE