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Shelby Cnty Judge of Probate, AL
03/04/1974 12:00:00 AM FILED/CERT

3934

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand Five Hundred and no/100 Dollars (\$7,500.00) and the execution of a purchase money mortgage in the amount of \$22,500.00 to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, PELHAM INDUSTRIAL PARK, INC., a corporation, (herein referred to as Grantor) does grant, bargain, sell and convey unto OWEN F. PARKER AND RETTA C. PARKER (herein referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ 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 $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section, thence 67 degrees 49 minutes 15 seconds right, measured from the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, in a Southwesterly direction a distance of 1521.98 feet to the point of Beginning; thence 5 degrees 15 minutes 45 seconds right in a Southwesterly direction a distance of 156.0 feet to the beginning of a curve to the right, said curve having a central angle of 21 degrees 35 minutes and a radius of 549.63 feet, thence along arc of said curve a distance of 207.05 feet to end of said curve, thence continue in a Westerly direction a distance of 117.60 feet to the beginning of a curve to the left, said curve having a central angle of 90 degrees and a radius of 25 feet, thence along arc of said curve a distance of 39.27 feet to end of said curve, thence continue in a Southerly direction a distance of 342.57 feet, thence 90 degrees left in an Easterly direction a distance of 29.86 feet, thence 43 degrees 58 minutes 30 seconds left in a Northeasterly direction a distance of 221.0 feet, thence 15 degrees 13 minutes 30 seconds right in a Northeasterly direction a distance of 280.0 feet, thence 14 degrees 46 minutes 30 seconds left in a Northeasterly direction a distance of 125.13 feet, thence 68 degrees 03 minutes 30 seconds left in a Northwesterly direction a distance of 95.96 feet to the Point of Beginning. Said parcel contains 2.538 acres.

Subject to: (1) Rights of ways in favor of Alabama Power Company recorded in Vol. 169, page 19; in Vol. 127, page 566 in Probate Office of Shelby County, Alabama; (2) 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 Vol. 11, page 344; (3) Permit to South

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Central Bell Tel. Co. recorded in said Probate Office in Deed Book 285, Page 183; and (4) Taxes for 1974 and subsequent years.

TO HAVE AND TO HOLD, To the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that 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 Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, OWEN F. PARKER, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28 day of February, 1974.

ATTEST:

Delano Morris
Secretary

PELHAM INDUSTRIAL PARK, INC.
By Owen F. Parker
Its President

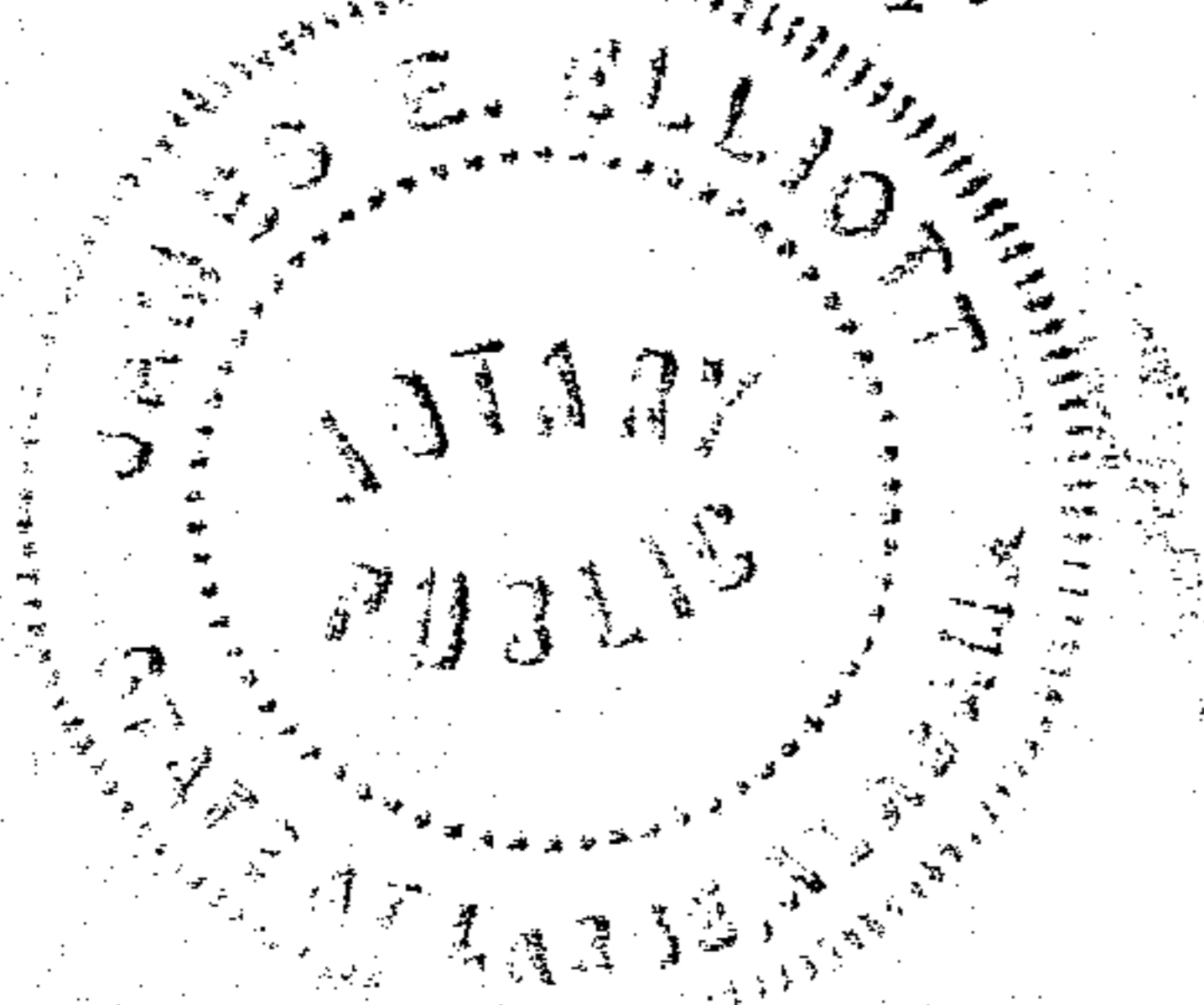
STATE OF ALABAMA)
JEFFERSON COUNTY)

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 MAR - 4 AM 7:33
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

I, the undersigned a Notary Public in and for said County in said State, hereby certify that OWEN F. PARKER, whose name as President of Pelham Industrial Park, Inc., 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 28 day of February, 1974.



James E. Elliott
Notary Public
My Commission Expires 1977