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STATE OF ALABAMA     )  
SHELBY COUNTY         )

  
19740422000019160 1/3 \$.00  
Shelby Cnty Judge of Probate, AL  
04/22/1974 12:00:00 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED THOUSAND DOLLARS (\$100,000) and other good and valuable consideration, to the undersigned Grantor, R. J. DICK, INC. a corporation, in hand paid by THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF ALABASTER, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama:

A parcel of land situated in the NE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the SW corner of the NE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, thence run in an easterly direction along the southerly line of said quarter-quarter section for a distance of 29.39 feet to the point of beginning; thence turn an angle to the right of 65 deg. 04' 35" and in a southeasterly direction for a distance of 827 feet, more or less, to a point in the center line of Buck Creek as presently located; run thence in a northerly direction along the center line of the meanderings of Buck Creek for a distance of 1500 feet, more or less, to a point on the southerly line of the Alabaster Industrial Road; thence run in a northwesterly direction along the southerly right of way line of said Alabaster Industrial Road for a distance of 132 feet, more or less, to the point of beginning of a curve to the left (said curve having a central angle of 10 deg. 40' 25" and a radius of 2,824.98 feet); thence along the arc of said curve in a northwesterly direction for a dis-

BOOK 286 PAGE 505



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tance of 526.25 feet; thence run in a southeasterly direction for a distance of 658.59 feet to the point of beginning; situated in Shelby County, Alabama, and containing 11.3 acres, more or less.

This conveyance is subject to:

1. Taxes for 1974 and subsequent years which Grantee assumes and agrees to pay.
2. 10 foot easement for sewer from Modern Handling System, Inc., to Thomas M. Pearce and William M. Schuler as described in Deed Book 260 page 841 in Probate Office of Shelby County, Alabama and 10 foot easement for sewer from Modern Handling Systems, Inc., to Lucille S. Farris as described in Deed Book 261 page 137 in Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Grantee, its successors and assigns forever.

BOOK 286 PAGE 506

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, the said R. J. DICK, INC., by its President, F. W. Herlitz, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 22<sup>nd</sup> day of April, 1974.

R. J. DICK, INC.

By F. W. Herlitz  
Its President

Attest:

H. L. Smith  
Its Secretary

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
EXEMPT  
1974 APR 22 PM 4:30  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Consolidated  
JUDGE OF PROBATE

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, Nancy C. Osborn, a Notary Public, in and for said County, in said State, hereby certify that, F. W. Herlitz, whose name as President of R. J. Dick, Inc., 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 22<sup>nd</sup> day of April, 1974.

Nancy C. Osborn  
Notary Public

Notary Public, Alabama State at Large  
My commission expires Nov. 3, 1974  
Bonded by Home Indemnity Co. of N. Y.

