


W A R R A N T Y D E E D

STATE OF ALABAMA )

COUNTY OF SHELBY )



19740702000032680 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
07/02/1974 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand Five Hundred and No/100-Dollars (\$9,500.00) and other valuable considerations to the undersigned grantor, PELHAM INDUSTRIAL PARK INC., a corporation, in hand paid by ELLIS H. TILL, JR. the receipt of which is hereby acknowledged, the said PELHAM INDUSTRIAL PARK, INC., does by these presents, grant, bargain, sell and convey unto the said ELLIS H. TILL, JR. the following described real estate, situated in Shelby County, Alabama, Viz:

PARCEL 1

A parcel of land located in 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 75 degrees 17 minutes 41 seconds right, measured from the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section, in a Southwesterly direction a distance of 1192.29 feet to the Point of Beginning; thence 11 degrees 21 minutes 35 seconds right in a Southwesterly direction a distance of 111.23 feet, thence 66 degrees 42 minutes 37 seconds right in a Northwesterly direction a distance of 63.20 feet, thence 80 degrees 16 minutes 15 seconds left in a Southwesterly direction a distance of 134.32 feet, thence 83 degrees 00 minutes 38 seconds left in a Southeasterly direction a distance of 225.71 feet, thence 97 degrees left in a Northeasterly direction a distance of 100.46 feet to the beginning of a curve to the right, said curve having a central angle of 19 degrees 07 minutes 43 seconds and a radius of 383.66 feet, thence along arc of said curve a distance of 128.09 feet, thence 90 degrees left, measured from tangent of said curve, in a Northeasterly direction a distance of 165.99 feet to the Point of Beginning. Said parcel contains 1.127 acres.

PARCEL 2

BOOK 287 PAGE 645  
A parcel of land located in the Southeast  $\frac{1}{4}$  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 said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, thence 52 degrees 02 minutes right, measured from the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, in a Southwesterly direction a distance of 113.34 feet, thence 39 degrees 15 minutes 25 seconds left in a Southwesterly direction a distance of 104.09 feet to the Point of Beginning; thence continue along last described course a distance of 163.07 feet, thence 0 degrees 29 minutes 30 seconds right in a Southwesterly direction a distance of 217.25 feet, thence 105 degrees 54 minutes 55 seconds right in a Northwesterly direction a distance of 223.62 feet to the beginning of a curve to the left, said curve having a central angle of 12 degrees 22 minutes 56 seconds and a radius of 659.31 feet, thence along arc of said curve a distance of 142.42 feet, thence 86 degrees 16 minutes 06 seconds right, measured from tangent of said curve, in a Northeasterly direction a distance of 169.25 feet, thence 73 degrees 34 minutes 46 seconds right in a Northeasterly direction a distance of 369.82 feet to the Point of Beginning. Said parcel contains 2.275 acres.

Minerals and mining rights excepted.

Said property is sold and conveyed subject to the following:

Said property is conveyed subject to 1974 taxes, Rights-of-Way in favor of Alabama Power Company recorded in Deed Book 169, Page 19 and



in Deed Book 93, Page 392, and in Deed Book 127, Page 566 in the Probate Office of said County, and also subject to Outstanding mineral and mining rights as described in an instrument recorded in Deed Book 11, Page 344 in said Probate Office, and also subject to permit to South Central Bell Telephone Company shown of record in Deed Book 285, Page 183 in said Probate Office.

As a part of the consideration herefor the Grantee herein shall execute and deliver to the Grantor a Purchase Money First Mortgage conveying said real property to secure payment of \$38,100.00 due as balance of consideration on this conveyance.

TO HAVE AND TO HOLD, To the said Ellis H. Till, Jr., his heirs and assigns forever. And said Pelham Industrial Park, Inc., does for itself, its successors and assigns, covenant with said Ellis H. Till, Jr. his heirs 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 Ellis H. Till, Jr., his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Pelham Industrial Park, Inc., by its President, Owen F. Parker, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of July, 1974.

PELHAM INDUSTRIAL PARK, INC.,

ATTEST:

Delano Morris

Its Secretary

By: Owen F. Parker

Its President

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, C.B. Holliman, a Notary Public in and for said County, 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 2nd day of July, 1974,

19740702000032680 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
07/02/1974 12:00:00AM FILED/CERT

C.B. Holliman  
Notary Public

My Commission Expires March 30, 1975

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1974 JUL - 2 PM 4:00  
REC. BK. & PAGE AS SHOWN ABOVE  
U.C. FILE NUMBER OR  
JUDGE OF PROBATE

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