

STATE OF ALABAMA

LD-706638 00 03 BIR

COUNTY OF SHELBY

DEED

5250⁰⁰ see mtg 344-231

In and for the consideration of the sum of \$145,000.00, receipt of which is hereby acknowledged, Small Business Administration, hereinafter termed "Grantor," an Agency of the United States, pursuant to U.S. Code 631 et seq., hereby grants, bargains, sells, and conveys unto CHELSEA TIMBER COMPANY, INC., hereinafter termed "Grantee" and its assigns, the following described real property situated in Shelby County, Alabama, to-wit:

A part of S¹/₂ of SE¹/₄ of Section 13, Township 22 South, Range 1 West described as follows: To find the point of beginning, start at the northwest corner of Block 2 according to Safford's Map of Town of Shelby, thence northwardly along the extension northwardly of the west line of said Block 2 a distance of 141.3 feet to a point on the center line of the L & N Railroad; thence eastwardly along the center line of said Railroad a distance of 305 feet to a point; thence northwardly at a deflection angle of 90 deg. a distance of 25 feet to a point on the north line of the right-of-way of said railroad which is the point of beginning; thence eastwardly along the north line of said Railroad right-of-way a distance of 1040 feet to a point; thence northwardly at a deflection angle of 90 deg. to the left a distance of 325 feet to a point; thence westward at a deflection angle of 90 deg. 07 min. to the left a distance of 1058.1 feet to a point; thence southward with a deflection angle of 97 deg. 13 min. to the left a distance of 175 feet to a point; thence continue southwardly with a deflection angle of 9 deg. 13 min. to the right a distance of 150 feet to point of beginning, and containing 7.83 acres, more or less, including rights-of-way. LESS and EXCEPT any of the following located on the above: Begin at the point of beginning of the above described land which point is on the north line of the right-of-way of the L & N Railroad; thence northwardly at right angles to said right-of-way a distance of 150 feet to a point; thence with a deflection angle of 55 deg. 26 min. to the right a distance of 286 feet to a point which is the point of beginning; thence northwardly a distance of 72 feet to a point; thence eastwardly a distance of 49 feet to a point; thence southwardly a distance of 99 feet to a point on the north line of a public road; thence westwardly along said public road a distance of 48.4 feet to a point; thence northwardly a distance of 31 feet and enclosing the old furnace chimney; also LESS and EXCEPT any and all existing rights-of-way and easements.

TO HAVE AND TO HOLD unto the Grantee and his assigns forever.

It is expressly stipulated, agreed and understood, however, that this conveyance is made and given without warranty, representation, or recourse, expressed or implied, upon the undersigned, and subject to any unpaid taxes, if any, and to the statutory right of redemption, if any; it being the purpose



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Shelby Cnty Judge of Probate, AL
02/05/1975 12:00:00AM FILED/CERT

BOOK 290 PAGE 614

of this instrument to convey only and all right, title, and interest acquired by the Small Business Administration in and to said real property by Foreclosure Deed dated June 17, 1974, being recorded in Book 287 at page 482 of the Office of Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, Small Business Administration has caused this instrument to be executed by Robert M. Hartman, Chief, Portfolio Management Division, Birmingham District Office, Birmingham, Alabama, pursuant to the authority contained in 39 FR 11352, the contents of which publication are to be judicially noticed pursuant to 44 United States Code-1507.

THIS the 5th day of February, 1975, ~~1974~~.

SMALL BUSINESS ADMINISTRATION

By: Robert M. Hartman
Robert M. Hartman, Chief
Portfolio Management Division
Birmingham District Office
Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, hereby certify that Robert M. Hartman, whose name as Chief, Portfolio Management Division, Birmingham District Office, Birmingham, Alabama, for Small Business Administration, is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in the capacity of Chief, Portfolio Management Division, Birmingham District Office, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office in Birmingham, Alabama, this the 5th day of February, 1975, ~~1974~~

My Commission Expires:

Aug. 8, 1978

John Rudette Bates
Notary Public

19750205000005800 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/05/1975 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Edward H. Winnige
District Office Attorney
908 South 20th Street
Birmingham, Alabama 35205

JUDGE OF PROBATE

Consolidated

U.C. FILE NUMBER OR
BOOK & PAGE AS SHOWN ABOVE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
FILED FOR 5-50
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