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This instrument prepared by John C. Hensley, 524 No. 21st Street, B'ham, Alabama

CORPORATION FORM WARRANTY DEED

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215
1265

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY)

That in consideration of TEN THOUSAND THREE HUNDRED FIFTY-ONE and 52/100 DOLLARS, and the assumption of the first mortgage described herein below, to the undersigned grantor, QUINT PROPERTIES, INC., an Alabama Corporation, in hand paid by Allen Foster, the receipt of which is hereby acknowledged, the said QUINT PROPERTIES, INC., does by these presents, grant, bargain, sell and convey unto the said Allen Foster the following described real estate, situated in SHELBY COUNTY, ALABAMA, TO-WIT:

A part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 29 and the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 28, Township 21 South, Range 2 West, situated in Shelby County, Alabama, being more particularly described as follows:

Begin at the NW corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 29, run thence South 2° 30' East along the West line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 661.9 feet, more or less, to the Northeasterly right of way line of the L & N Railroad as now existing, thence Southeasterly along said right of way line a distance of 481.8 feet; thence North 87° 18' East a distance of 2038.25 feet, more or less, to the Westerly right of way line of U. S. Highway 31, as now existing; thence North 18° 00' West along said Highway right of way line a distance of 1077.70 feet, more or less, to the North line of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 28, Township 21 South, Range 2 West; thence South 89° 00' West along said North line of said $\frac{1}{4}$ - $\frac{1}{4}$ sections a distance of 1958.1 feet, more or less, to the point of beginning.

LESS AND EXCEPT the following described land: Commence at the NW corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 29, Township 21 South, Range 2 West, run thence North 89° 00' East along northerly line thereof, a distance of 675.10 feet for point of beginning; thence continue along the Northerly line of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 29 and the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 28 a distance of 1283.00 feet, more or less, to the Westerly right of way line of U. S. Highway 31; thence South 18° 00' East along said right of way a distance of 300.00 feet; thence South 89° 00' West a distance of 473.00 feet; thence South 1° 00' East a distance of 50.00 feet; thence South 82° 14' West a distance of 245.44 feet; thence South 87° 47' West a distance of 139.48 feet; thence North 81° 26' West a distance of 239.87 feet; thence South 89° 00' West a distance of 278.00 feet; thence North 1° 00' West a distance of 329.00 feet, more or less, to the point of beginning. Containing 40.17 acres, more or less.

The grantee herein assumes and agrees to pay the balance of the indebtedness secured by that certain first mortgage executed by the grantor in favor of Henry E. Tyson and wife, Lurline Y. Tyson, as same is recorded in Mortgage Book 338, Page 142, in the Probate Office of Shelby County, Alabama. Said mortgage having a principal balance of approximately \$48,750.00.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And said QUINT PROPERTIES, INC., does for itself, its successors and assigns, covenant with said Allen Foster, 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 Allen Foster, his heirs, executors and assigns forever, against the lawful claims of all persons.

(continued)



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Shelby Cnty Judge of Probate, AL
04/09/1975 12:00:00AM FILED/CERT

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IN WITNESS WHEREOF, the said QUINT PROPERTIES, INC., by its President, Allen Foster, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of April, 1975.

ATTEST:

QUINT PROPERTIES, INC.,

BY: Allen C. Foster
Allen Foster, President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, John C. Hensley, a Notary Public in and for said County, in said State, hereby certify that Allen Foster, whose name as President of QUINT PROPERTIES, 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 7th day of April 1975.

John C. Hensley
Notary Public



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Shelby Cnty Judge of Probate, AL
04/09/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 APR -9 AM 8:16
Jude J. Hensley
JUDGE OF PROBATE

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