

STATE OF ALABAMA)
)
SHELBY COUNTY)

4282

In consideration of one hundred dollars and other good and valuable considerations to the undersigned Martin Marietta Corporation, a corporation (hereinafter called Grantor), in hand paid by H. Sherman Holland, Jr. (hereinafter called Grantee), the receipt of which is hereby acknowledged, the Grantor does grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the Southwest Quarter of Southwest Quarter of Section 25, Township 20 South, Range 3 West and the Southeast Quarter of Southeast Quarter of Section 26, Township 20 South, Range 3 West more particularly described as follows:

Begin at the Southwest corner of the Southwest Quarter of Southwest Quarter of said Section 25 and run East along the South line of said 1/4-1/4 Section 130.60 feet to a point on the Westerly right-of-way line of U. S. Highway #31; thence an angle left of 75°29' and run Northeasterly along said right-of-way line for a distance of 919.9 feet; thence an angle left of 104°31' and run West parallel to the South line of said 1/4-1/4 Section 365.88 feet to a point on the Easterly right-of-way line of L & N Railroad; thence an angle left of 83°07'30" and run Southerly along said L & N Railroad right-of-way line 896.47 feet to a point on the South line of the Southeast Quarter of Southeast Quarter of Section 26, Township 20 South, Range 3 West; thence an angle left of 96°37' and run East 112.02 feet to point of Beginning. Said Tract contains 6.2195 Acres. Situated in Shelby County, Alabama.

Mineral and mining rights excepted to that part of the above described property located within the SW 1/4 of SW 1/4 of Section 25, Township 20, Range 3 West.

This conveyance is made subject to: (1) real estate ad valorem taxes for the tax year ending September 30, 1975; (2) permit to American Telephone & Telegraph Company recorded in Deed Book 168, page 476; (3) right of way to Shelby County recorded in Deed Book 169, page 59; (4) encroachment on the southeasterly portion of the property by an adjoining landowner, which encroachment covers an area of approximately 2,500 square feet; and (5) condemnation suit against a portion of said real estate now pending in the Probate Court of Shelby County. All instruments referred to herein as recorded are recorded in the office of the Judge of Probate of Shelby County, Alabama.

To have and to hold unto the Grantee, his heirs and assigns forever.

And the Grantor does itself, and for its successors and assigns, covenant with the Grantee, his heirs and assigns, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, except as provided hereinbefore, that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, the Grantor, by John E. D. Grunow, its Vice President, who is authorized to execute this conveyance,

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Shelby Cnty Judge of Probate, AL
05/01/1975 12:00:00AM FILED/CERT

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