

STATE OF ALABAMA

SHELBY COUNTY

4476
19750509000022770 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/09/1975 12:00:00AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED AND 00/100 (\$ 100.00) - - - - - DOLLARS and other good and valuable consideration to the undersigned grantors, in hand paid by the Grantee Herein, the receipt whereof is hereby acknowledged, we, H. SHERMAN HOLLAND, JR., AND WIFE, CAROLYN M. HOLLAND, (herein referred to as grantors), grant, bargain, sell and convey unto VICTOR SCOTT CONSTRUCTION COMPANY, INC., A CORPORATION, (herein referred to as grantee) an undivided one-quarter interest in and to 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 are recorded in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, its successors and assigns, that we are lawfully seized in fee simple of said

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premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd day of May, 1975.

H. Sherman Holland, Jr. (SEAL)
H. Sherman Holland, Jr.

Carolyn M. Holland (SEAL)
Carolyn M. Holland

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SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. Sherman Holland, Jr., and wife, Carolyn M. Holland, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May, 1975.

John Burdette Bates
Notary Public

This instrument prepared by: John Burdette Bates
2017-E Avenue F, Ensley
Birmingham, Alabama 35218

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
May -9 PM 1:38
Need Jax 17.00
INSTRUMENT WAS FILED

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