

4875

CORPORATION WARRANTY DEED

STATE OF ALABAMA:
SHELBY COUNTY:

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned Victor Scott Construction Co., Inc., a corporation, in hand paid by Victor Scott, individually, the receipt whereof is hereby acknowledged, the said Victor Scott Construction Co., Inc. does grant, bargain, sell and convey unto the said Victor Scott, individually, the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL 1

A lot in the City of Montevallo, Alabama, described as follows: Commencing at the southernmost corner of intersection of Broad Street and Shelby Street in said City of Montevallo and running in a southwesterly direction along Broad Street a distance of 60 feet to the point of beginning of the lot herein described; thence in a southeasterly direction and perpendicular to Broad Street a distance of 100 feet; thence in a southwesterly direction and parallel to Broad Street a distance of 90 feet to the southwest line of Lot 43 according to Original Plan of Town of Montevallo; thence run in a northwesterly direction along the southwest line of said Lot 43 and also parallel to Shelby Street a distance of 100 feet to the southeast margin of Broad Street; thence in a northeasterly direction along southeast margin of Broad Street a distance of 90 feet to point of beginning; being a part of Lots 42 and 43 according to Original Plan of the Town of Montevallo on file in the Probate Office of Shelby County, Alabama.

PARCEL 2

The Southeast half of Lot 17 and the Northeast 22 feet of the Southeast half of Lot 16 according to the Original Plan and Survey of the Town of Montevallo, less and EXCEPT a plot one foot in width and 76 feet in depth described more particularly as follows: Beginning at the intersection of the west line of Shelby Street with the north line of Main Street and run thence in a westerly direction along the north margin of Main Street a distance of 96 feet to the point of beginning of said exception; thence continue in a westerly direction along Main Street one foot; thence in a northwesterly direction and at right angles to Main Street 76 feet; thence in a northeasterly direction and parallel to Main Street one foot; thence in a southeasterly direction and perpendicular to Main Street 76 feet to the point of beginning, (the same being that certain lot conveyed by John Foshee and wife, Ethel Foshee, to the Town of Montevallo by deed dated May 28, 1948, recorded in Deed Book 134 page 167 in Probate Office of Shelby County, Alabama; all according to said Original Plan and Survey of the Town of Montevallo. The property hereby conveyed fronts 96 feet on the northwest line of Main Street and extends back in a northwesterly direction of uniform width for a distance of 76 feet and then continuing in a northwesterly direction a uniform width of 97 feet for a distance of 74 feet. The total depth of said lot is 150 feet. Said lot fronts on the west margin of Shelby Street 150 feet.

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Shelby Cnty Judge of Probate, AL
05/29/1975 12:00:00AM FILED/CERT

BOOK 292 PAGE 391

PARCEL 3

A part of Lots 14 and 15 according to the Original Plan of the Town of Montevallo, Alabama, being more particularly described as follows: Begin at the intersection of the southeast line of Valley Street with the northeast line of West Street and run northeast along the southeast line of Valley Street 125 feet; thence run southeast and parallel with West Street 100 feet; run thence southwest and parallel with Valley Street 125 feet to the northeast line of West Street; run thence northwest along the northeast line of West Street 100 feet to the point of beginning.

PARCEL 4

The northwest 125 feet of Lot 17 according to the Original Plan of the Town of Montevallo, Alabama, fronting 75 feet on the southeast side of Valley Street and running back a uniform width along the southwest side of Shelby Street a distance of 125 feet.

PARCEL 5

A part of Lot 13 according to the Original Plan of the Town of Montevallo, Alabama being more particularly described as follows: Commencing at the westernmost intersection of Valley Street and Shelby Street, said point being on the northwest side of Valley Street and on the southwest side of Shelby Street and run in a southwesterly direction along the northwest line of Valley Street 475 feet to the southwest corner of the lot sold to William Conwell as shown by deed recorded in Deed Book 175 page 110 in said Probate Office, for the point of beginning of the land herein described; run thence northwest along the westerly line of said Conwell lot 133 feet; run thence southwest and parallel with Valley Street to the west line of SW 1/4 of SW 1/4 of Section 21, Township 22, Range 3 West; run thence south along said west line of said forty to the northwest line of Valley Street; run thence northeast along the northwest line of Valley Street to the point of beginning.

PARCEL 6

A part of Lot No. 16 in the town of Montevallo according to the Original Plan of said Town, as recorded in the office of the Probate Judge of Shelby County, Alabama, the said part hereby conveyed being particularly described as follows: Beginning at a point on the southeast margin of Valley Street which is 75 feet southwest of the southernmost intersection of Valley and Shelby Street, according to said Plan, and which point is the northernmost corner of said Lot No. 16 running thence southwest along the margin of said Valley Street a distance of 50 feet; thence southeast perpendicular to said Valley Street a distance of 90 feet; thence northeast parallel with said Valley Street 50 feet to the line between lots 16 and 17 and thence northwest along said division line 90 feet to the point of beginning;

Also a parcel of land in the town of Montevallo comprising a part of Lot No. 15 and a part of Lot No. 16, according to the original plan of said Town as recorded in the office of the Probate Judge of said Shelby County; said parcel being particularly described as follows, to-wit: Beginning at a point

on the southeast side of Valley Street 125 feet from the easternmost intersection of Valley and West Streets, which point is 50 feet south of the westernmost corner of the lot heretofore called the "John T. Ellis lot" running thence southeast and perpendicular to Valley Street a distance of 125 feet thence northeast parallel with said Valley Street a distance of 50 feet to the line of said John T. Ellis lot; thence northwest along the line of said last mentioned lot and perpendicular to said Valley Street a distance of 125 feet to a point on Valley Street; thence southwest along Valley Street 50 feet to the point of beginning.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

Commence at a point where the southwesterly line of Shelby Street intersects the southeasterly line of Valley Street and run thence southwesterly along the R/O/W of Valley Street 97 feet to the point of beginning of the parcel herein conveyed; thence run in a southeasterly direction and parallel with Shelby Street 90 feet; thence in a southwesterly direction and parallel with Valley Street 28 feet; thence in a southeasterly direction and parallel with Shelby Street 35 feet; thence in a southwesterly direction and parallel with Valley Street 2 feet; thence in a northwesterly direction and parallel with Shelby Street 125 feet to the north R/O/W line of Valley Street; thence in a northeasterly direction along the R/O/W line of Valley Street 30 feet to the point of beginning.

PARCEL 7

Commence at a point where the southwesterly line of Shelby Street intersects the southeasterly line of Valley Street and run thence southeasterly along the right-of-way line of Shelby Street 125 feet to the point of beginning of the parcel herein conveyed; thence continue in the same southeasterly direction along said R/O/W of Shelby Street 25 feet; thence in a southwesterly direction and parallel with Valley Street 97 feet; thence in a northwesterly direction and parallel with Shelby Street 60 feet; thence in a northeasterly direction and parallel with Valley Street 22 feet; thence in a southeasterly direction and parallel with Shelby Street 35 feet; thence in a northeasterly direction and parallel with Valley Street 75 feet to the point of beginning, being a part of Lots 16 and 17 according to the Original Plan of the town of Montevallo.

PARCEL 8

Begin at the northwest corner of Lot 5 of Storrs & Troy's Addition to the Town of Montevallo, according to survey and map thereof recorded in Map Book 3 at page 3 in the Probate Office of Shelby County, Alabama, the same being the northeast corner of the F. F. Crowe lot on Main Street, and run in a northeasterly direction along the southeastern margin of said Main Street 100 feet to the point of beginning; thence run in a southeasterly direction, perpendicular to said Main Street 158 feet and 1 1/2 inches; thence in a northeasterly direction, parallel with said Main Street 88 feet; thence in a northwesterly direction, perpendicular to said Main Street 158 feet and 1 1/2 inches to the southeastern margin of said Main Street; thence in a southwesterly direction along said

margin of said Street 88 feet to the point of beginning; said lot being also known as part of Lot 5 1/2 according to Storrs & Troy's Addition to the Town of Montevallo.

PARCEL 9

Beginning at the northwest corner of Lot 5 of Storrs & Troy's Addition to the Town of Montevallo, according to survey and map thereof recorded in Map Book 3 at page 3 in the Probate Office of Shelby County, Alabama, the same being the NE corner of F. F. Crowe lot; thence run in a northeasterly direction along the southeast margin of Main Street for 188 feet to the point of beginning, being the northernmost corner of lot formerly owned by Smitherman, thence in a southeasterly direction and perpendicular to Main Street 158 feet and 1 1/2 inches; thence in a northeasterly direction and parallel with Main Street 81 feet, more or less, to an alley; thence in a northwesterly direction and perpendicular to Main Street 158 feet 1 1/2 inches to the Southeast margin of Main Street; thence in a southwesterly direction along the southeast margin of Main Street 81 feet to point of beginning, being a part of Lot 5 1/2 and Lot 8 according to Storrs and Troy's Addition to Montevallo, as further shown by tracing of the map entitled Storrs & Troy by N. B. Dare, Civil Engineer, as shown by map recorded and being a part of the SE 1/4 of SW 1/4 of Section 21, Township 22, Range 3 West.

PARCEL 10

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West and described as follows: Begin at the N. E. corner of said quarter-quarter section and go Southward along the East side of same 430.54 feet; thence at an angle of 91 deg. 33 min. 30 sec. to the right 149.47 feet to point of beginning of said tract; thence continue in the same straight line 381.32 feet; thence at an angle of 90 deg. 12 min. to the left 107.86 feet; thence at an angle of 90 deg. 00 min. to the left 385.93 feet; thence at an angle of 92 deg. 21 min. 30 sec. to the left 113.30 feet to point of beginning.

PARCEL 11

Commence at the northeast corner of Section 21, Township 22 South, Range 3 West and run thence westerly along the north boundary of said Section 21 a distance of 646.84 feet to a point; thence turn an angle of 90 deg. to the left and run south 18 feet to an old fence; thence run in a westerly direction along said old fence 1433.65 feet to a point 22 feet south of the north boundary of said Section 21; thence at an angle of 88 deg. 58 min. to the right and run a distance of 22 feet to the north boundary of said Section 21; thence continue in the same northerly direction 124.84 feet; thence at an angle of 48 deg. 20 min. to the right a distance of 105.0 feet; thence at an angle of 48 deg. 20 min. to the left a distance of 380.0 feet to a point on the southeast boundary of Highway 119; thence at an angle of 48 deg. 20 min. to the right and along the southeast boundary of said Highway a distance of 248.0 feet to a concrete marker on the boundary of said Highway at the beginning of a deflection of 2 deg. 00 min. to the left in the boundary of said Highway; thence at an angle of 88 deg. to the right from previous course



a distance of 200.0 feet; thence at an angle of 90 deg. to the left a distance of 330.0 feet to the point of beginning of the parcel herein conveyed; thence at an angle of 90 deg. to the left a distance of 200.0 feet to the southeast boundary of said Highway 119; thence at an angle of 90 deg. to the right and along said boundary a distance of 128.47 feet to a concrete marker at the beginning of a curve to the right in southeast boundary of said Highway; thence at an angle of 0 deg. 13 min. to the right a distance of 44.0 feet to a point on said Highway boundary; thence at an angle of 85 deg. 07 min. to the right a distance of 319.36 feet; thence at an angle of 94 deg. 46 min. to the right a distance of 188.95 feet to the point of beginning.

PARCEL 12

W 1/2 of NW 1/4 of Section 27, Township 20, Range 3 West, Shelby County, Alabama.

PARCEL 13

Lots 33, 34, 35, 36, 37, 38, 39 and 40 in Block 1 according to Mickerson-Scott Survey, being a subdivision of a part of the E 1/2 of the SE 1/4 of Section 35 and a part of the NW 1/4 of SW 1/4 of Section 36, all in Township 20 South, Range 3 West, according to map recorded in Map Book 3 on page 34 in the Probate Office of Shelby County, Alabama, LESS and EXCEPT N 1/2 Lot 40, sold to W. M. Farris.

PARCEL 14

Commencing at the Northeast corner of Section 2, Township 21, Range 3 West and run thence west 894 feet to east boundary line of the right of way of the Louisville & Nashville Railroad Company's north bound tract; thence south 4 deg. 45 min. west along said right of way line 204 feet to the point of beginning, thence south 4 deg. 45 min. west a distance of 50 feet; thence south 84 deg. 15 min. east 107 feet, more or less to the west boundary of the Birmingham-Montgomery Highway; thence in a northerly direction along the west boundary of said highway 50 feet; thence west 107 feet, more or less, to the point of beginning of said property; being situated in the NE 1/4 of NE 1/4 of Section 2, Township 21, Range 3 West.

PARCEL 15

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 7, Township 22 South, Range 2 West, described as follows: Begin at the Southeast corner of the SE 1/4 of the NE 1/4 of Section 7 and go North 81 deg. 28 min. West along the South boundary of said 1/4 -1/4 section 29.48 feet; thence North 39 deg. 12 min. West for 887.00 feet to the South boundary of Overhill Road; thence North 50 deg. 42 min. East along said boundary 400.05 feet; thence South 39 deg. 18 min. East for 524.50 feet to the East boundary of said 1/4 -1/4 section; thence South 5 deg. 30 min. West along said boundary for 541.86 feet to the point of beginning. All corners are marked by irons and tract contains 6.68 acres.

PARCEL 16

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 West, described as follows: Begin at the Southwest corner of the NW 1/4 of the SW 1/4 of Section 7, go North 5 deg. 38 min. East along the West boundary of said 1/4 - 1/4 section 391.04 feet; thence North 78 deg. 23 min. East for 571.44 feet; thence South 62 deg. 45 min. East for 22.30 feet to a point on a curve to the left on the West boundary of Woodland Drive, said curve having a central angle of 213 deg. 40 min. and a radius of 60.00 feet; thence along this curve 223.74 feet; thence North 83 deg. 35 min. East along the South boundary of Woodland Drive for 140.00 feet; thence South 6 deg. 23 min. East for 631.40 feet; thence North 81 deg. 30 min. West for 951.33 feet to the point of beginning. All corners are marked by irons and tract contains 10.58 acres.

PARCEL 17

An undivided one-half interest in and to the North half of northwest quarter (N 1/2 of NW 1/4), southwest quarter of northwest quarter (SW 1/4 of NW 1/4), and northwest quarter of southwest quarter (NW 1/4 of SW 1/4), Section 7, Township 20 South, Range 2 West, Shelby County, Alabama.

Minerals and mining rights excepted as to this Parcel #17.

PARCEL 18

An undivided one-half interest in and to the SE 1/4 of SW 1/4; SW 1/4 of SE 1/4, less a parcel of land lying South and East of County Highway 11, being more particularly described as follows: Begin at the southeast corner of the SW 1/4 of SE 1/4, Section 19, Township 20 South, Range 2 West, and run North along the east boundary line of said quarter-quarter section a distance of 850 feet, more or less, to a point on the southeast 40 foot right of way line of County Highway No. 11; thence run in a Southwesterly direction along said 40 foot right of way line a distance of 1,060 feet, more or less, to a point on the south boundary line of said quarter-quarter section; thence run East along said boundary line a distance of 625 feet, more or less, to the point of beginning, containing 6 acres, more or less. All in Section 19, Township 20 South, Range 2 West. The land here described containing 74 acres, more or less.

✓ NW 1/4 of NE 1/4 and E 1/2 of E 1/2 Section 30, Township 20 South, Range 2 West.

All of the above described lands containing 274 acres, more or less, and lying and being situated in Shelby County, Alabama.

Subject, however, to:

Mining and mineral rights being heretofore reserved prior to this conveyance situated in Section 19, Township 20 South, Range 2 West, as reserved in that certain deed of Magnetic Ore Company, Inc. to Keystone Line Company, dated December 27, 1905 and recorded in Volume 33, at page 300, office Judge of Probate, Shelby County, Alabama, wherein the grantor reserved to itself, either for its own use or for sale to others, the exclusive right to the iron, coal and other minerals contained in or upon said land, with the right of entry upon said land



to prospect for minerals and all necessary privileges for mining on said land, and also the right of way for railroads or tramways for mining purposes through any portion of said land.

Subject, however, to right of way granted to Alabama Power Company, with the right to construct, operate and maintain its lines, poles and towers and the necessary appliances for the transmission of electric power over and across that portion of the land herein described situated in Section 30, by instrument dated April 5, 1966 and recorded in Volume 242, at page 911, Office Judge of Probate, Shelby County, Alabama.

Subject, however, to right of way for the purpose of stringing lines and poles over and across the land herein described and situated in Section 19, as shown by right of way deed to Alabama Power Company dated January 17, 1964 and recorded in Volume 230, at page 117, Office Judge of Probate, Shelby County, Alabama.

Subject, however, to right of way for public road over and across said land conveyed to Shelby County, as shown by right of way deed recorded in Volume 180, at pages 544-546, Office of Judge of Probate, Shelby County, Alabama.

Subject, however, to mineral and mining rights heretofore reserved and excepted in that instrument executed by William Albert Belcher, et al to Kimberly-Clark Corporation, dated September 12, 1966 and recorded in Volume 244, at pages 587-597, Office Judge of Probate, Shelby County, Alabama.

Subject, however, to right of way heretofore granted to Seaboard Coast Line Railroad.

PARCEL 19

Begin at the center of Section 3, Township 24 North, Range 12 East and run thence south 89 deg. 15 min. West a distance of 900.0 feet; thence north 19 deg. 45 min. west 557.0 feet; thence north 17 deg. 30 min. west 282.0 feet to south boundary of Sou. Railway for point of beginning; thence south 17 deg. 30 min. east a distance of 50.2 feet to north boundary of Highway 25; thence north 71 deg. 34 min. east a distance of 338.3 feet to the arc of a curve turning to the right and forming a portion of the north boundary of said highway and said arc being subtended by a chord bearing north 85 deg. 53 min. east and having a length of 512.3 feet; thence along said arc 517.7 feet; thence north 4 deg. 09 min. east 17.45 feet to intersection with a curve forming the south boundary of Middle Street Viaduct, the arc of said curve is subtended by a chord bearing north 64 deg. 33 min. west and having a length of 237.5 feet; thence along said arc a distance of 237.6 feet to an intersection with arc of a curve forming a portion of south boundary of Southern RW, said arc is subtended by a chord bearing south 70 deg. 43 min. west and having a length of 244.2 feet; thence along said arc 244.3 feet; thence south 71 deg. 32 min. west and along south boundary of Southern RW a distance of 425.2 feet to point of beginning. There is EXCEPTED herefrom a parcel of land off the easterly side of the above described land, being 237.6 feet along the south-westerly right of way line of Middle Street Viaduct and running

185.0 feet along the north right-of-way line of Alabama Highway 25 and being more particularly described in that certain deed from Victor Scott Construction Co., Inc. to William G. Dobson and Christine G. Dobson, recorded in Deed Book 257, Page 386, in the Probate Office of Shelby County, Alabama.

PARCEL 20

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 75 deg. 29 min. and run Northeasterly along said right of way line for a distance of 919.9 feet; thence an angle left of 104 deg. 31 min. 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 3 deg. 07 min. 30 seconds 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 deg. 37 min. and run East 112.02 feet to point of beginning. Said contract contains 6.2195 acres. Situated in Shelby County, Alabama.

Parcel #9 is subject to that certain mortgage to W. B. Leedy & Company, executed on July 6, 1956, and recorded in the Office of the Judge of Probate of Shelby County, Alabama in Book 244, at Page 507.

This conveyance is made as part of the dissolution of the Victor Scott Construction Co., Inc. under Section 333 of the Internal Revenue Code of 1954, as amended, which said dissolution was filed in the Office of the Judge of Probate of Shelby County, Alabama, on the 29th day of May, 1975. This deed is meant to convey to the grantee all of the real property, to the extent its interest appears, of the Victor Scott Construction Co., Inc. as of the date of execution.

TO HAVE AND TO HOLD unto the said Victor Scott, individually, his heirs and assigns forever.

And the said grantor does itself, and for its successors and assigns, covenant with the said Victor Scott, his heirs and assigns, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, 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 said Victor Scott, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Victor Scott Construction Co., Inc. has caused these presents to be executed by Victor



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Shelby Cnty Judge of Probate, AL
05/29/1975 12:00:00AM FILED/CERT

Richard Scott, its Vice-President, duly authorized thereto, and attested by Charlene H. Scott, its Secretary, who affixed its corporate seal hereto, being duly authorized thereto, on this the 29th day of May, 1975.

VICTOR SCOTT CONSTRUCTION CO., INC.

By Victor Richard Scott
Victor Richard Scott
Its: Vice-President

Attest:

Charlene H. Scott
Charlene H. Scott,
Secretary

State of Alabama:
Shelby County:

I, the undersigned Notary Public in and for said county, in said state, hereby certify that Victor Richard Scott, whose name as vice-president of Victor Scott Construction Co., 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 this 29th day of May, 1975.

Glenn F. Hardman
Notary Public

BOOK 292 PAGE 399

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Shelby Cnty Judge of Probate, AL
05/29/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAY 29 AM 11:07
JUDGE OF PROBATE
Cecil Taylor