

(Name) Benjamin E. Malone

(Address) P.O. Box 2563, Birmingham, Al. 35202 8236

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten (\$10.00)

and other good and valuable considerations

to the undersigned grantor, Alabaster Motor Cross, Inc.  
in hand paid by John A. Hines, Jr.

DOLLARS,

a corporation,

the receipt of which is hereby acknowledged, the said Alabaster Motor Cross, Inc.

does by these presents, grant, bargain, sell and convey unto the said John A. Hines, Jr.

the following described real estate, situated in Shelby County, Alabama, to wit:  
From the SE corner of the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 35, Township 20 South, R 3 West, run westerly along the south line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section 350.31 feet; thence turn right an angle of 96 deg. 34' and run northeasterly 570.48 feet; thence turn right an angle of 90 deg. 00' and run easterly 100.0 feet to the point of beginning of property herein described; thence continue easterly on same course 83.63 feet more or less to west R.O.W. of U.S. Hwy. No. 31; thence turn right an angle of 97 deg. 06' and run southwesterly along said R.O.W. 178.25 feet to a point on the north R.O.W. of a Shelby County paved road; thence turn left an angle of 90 deg. 00' and run westerly along said R.O.W. 62.00 feet; thence turn right an angle of 82 deg. 54' and run northerly 169.25 feet to the point of beginning. Being a part of the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 35, Township 20 South, Range 3 West.

From the SE corner of the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 35, Township 20 South, Range 3 West, run westerly along the south line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section 217.10 feet more or less to the R.O.W. of U.S. Hwy. No. 31, this being the point of beginning of property herein described; thence continue westerly on same course 82.88 feet to the east R.O.W. of the L&N Railroad; thence turn right an angle of 96 deg. 34' and run northeasterly along said R.O.W. 164.70 feet; thence turn right an angle of 90 deg. 00' and run easterly 88.65 feet more or less to the west R.O.W. of U.S. Hwy. No. 31; thence run southwesterly along said R.O.W. 153.00 feet more or less to the point of beginning. This being a part of the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 35, Township 20 South, Range 3 West.

From the SE corner of the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 35, Township 20 South, Range 3 West, run westerly along the south line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section 350.31 feet; thence turn right on angle of 96 deg. 34' and run northeasterly 170.48 feet; thence turn right an angle of 90 deg. 00' and run easterly 100.00 feet to the point of beginning of property herein described; thence turn left an angle of 90 deg. 00' and run northeasterly 170.75 feet to the south R.O.W. of a Shelby County paved road; thence turn right an angle of 96 deg. 42' and run easterly along said R.O.W. 56.0 feet more or less to the west R.O.W. of U.S. Highway No. 31; thence turn right an angle of 90 deg. 20' and run southwesterly along said R.O.W. 83.25 feet; thence turn left an angle of 2 deg. 11' and run southwesterly 81.80 feet; thence turn right an angle of 85 deg. 09' and run westerly 38.65 feet to the point of beginning. This parcel of property being a part of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 35, Township 20 South, Range 3 West.

Subject to mortgage of Home Federal Savings & Loan Assoc. of Birmingham, Alabama as recorded in Book 320, Page 181 Probate Records of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said John A. Hines, Jr.

his heirs and assigns forever.

does for itself, its successors

And said Alabaster Motor Cross, Inc.  
and assigns, covenant with said John A. Hines, Jr., his

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 John A. Hines, Jr., his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Alabaster Motor Cross, Inc.

by its

President, John A. Hines, Jr.  
has hereto set its signature and seal, this the 23

, who is authorized to execute this conveyance,  
day of SEPT, 1975.

ATTEST:

STATE OF Alabama

COUNTY OF Shelby

I, Michael B. Kendrick

and State, hereby certify that John A. Hines, Jr.  
whose name as the President of Alabaster Motor Cross, 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 23

day of SEPT, 1975.

Michael B. Kendrick  
Notary Public

BOOK 291 PAGE 744

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
SEP 30 AM 9:00  
CLERK OF PROBATE

19750930000054570 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
09/30/1975 12:00:00AM FILED/CERT