

19760116000003080 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
01/16/1976 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

NAME: Delano Morris  
ADDRESS: Birmingham, Ala.

Form 1-1-6

CORPORATION FORM WARRANTY DEED— ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

STATE OF ALABAMA  
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirteen Thousand Nine Hundred Twenty/and No/100  
\*\*\*\*\* (\$113,920.00) \*\*\*\*\* DOLLARS,

to the undersigned grantor, Pelham Industrial Park, Inc. a corporation,  
in hand paid by Hill Concrete & Supply Company, Inc.

the receipt of which is hereby acknowledged, the said Pelham Industrial Park, Inc.

does by these presents, grant, bargain, sell and convey unto the said Hill Concrete & Supply Company, Inc.

the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL #1

a parcel of land located in the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 14, Township 20 south, Range 3 West, Shelby County, Alabama more particularly described as follows: Begin at the Southwest corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence in a Northerly direction along the west line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 475 feet, more or less, to the center line of Bishop Creek; thence in a Southeasterly direction along said center line to the intersection of the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence in a Westerly direction along said South line a distance of 1015.0 feet, more or less, to the point of beginning.

Description continued on Exhibit A

TO HAVE AND TO HOLD, To the said Hill Concrete & Supply Company, Inc.,

its successors

heirs and assigns forever.

And said Pelham Industrial Park, Inc. does for itself, its successors  
and assigns, covenant with said Hill Concrete & Supply Company, Inc., its successors and

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 Hill Concrete & Supply Company, Inc.,

its successors

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Pelham Industrial Park, Inc.

by its

President,  
has hereto set its signature and seal, this the 10<sup>th</sup> day of January, 1976  
PELHAM INDUSTRIAL PARK, INC.

ATTEST:

Delano Morris  
Secretary

By Owen F. Parker  
President

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County, in  
said State, hereby certify that Owen F. Parker  
whose name as President of Pelham Industrial Park, 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 10 day of January, 1976  
Paul Austin  
Notary Public



EXHIBIT "A"

Description continued - property being conveyed by Pelham Industrial Park, Inc. to Hill Concrete & Supply Company, Inc., dated the 10th day of January, 1976.

PARCEL # 2

A parcel of land located in the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the Northwest corner of said Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section; thence in an Easterly direction along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 539.46 feet; thence  $93^{\circ} 19' 30''$  right, in a Southerly direction, a distance of 159.73 feet; thence  $91^{\circ} 35' 51''$  right, in a westerly direction, a distance of 295.0 feet; thence  $4^{\circ} 55' 21''$  left, in a Westerly Direction, a distance of 232.80 feet; thence  $87^{\circ} 05' 30''$  left, in a Southerly direction, a distance of 426.23 feet to the northerly Right of Way line of Industrial Park Drive; thence  $90^{\circ}$  right, in a Westerly direction, along said Right of Way line, a distance of 29.62 feet to the beginning of a curve of the right, said curve having a central angle of  $18^{\circ} 15'$  and a radius of 597.58 feet; thence along arc of said curve, in a Northwesterly direction, a distance of 190.34 feet to end of said curve and the beginning of a curve to the left, said curve having a central angle of  $21^{\circ} 09' 30''$  and a radius of 292.71 feet; thence along arc of said curve, in a Northwesterly direction, a distance of 108.09 feet to end of said curve; thence  $90^{\circ}$  right, in a Northerly direction, a distance of 499.07 feet; thence  $90^{\circ}$  right, in an Easterly direction, along the North line of said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section, a distance of 338.75 feet to the point of beginning.

EXCEPTIONS

1. Permit to South Central Bell Telephone Company, recorded in Probate Office of Shelby County, Alabama in Deed Book 285, Page 183 (Parcel 2 only).
2. Transmission line permits to Alabama Power Company recorded in Probate Office in Deed Book 127, Page 566, and in Deed Book 169, Page 19 (parcel 2 only)
3. Title to all minerals within and underlying the premises, together with all mining rights and privileges and immunities relating thereto, as recorded in Volume 11, Page 344, in Probate Office (parcels 1 and 2). (Provided, however, Grantor warrants that said mining rights do not reserve the right to disturb the surface.)



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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 JAN 16 PM 8:43  
Recd Jan 14 80  
Consul Public  
JUDGE OF PROBATE

BOOK 285 PAGE 536