

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

19760121000002070 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/21/1976 03:18:00 PM FILED/CERT

Before me, the undersigned, personally appeared BENJAMIN F. GRUBBS, JR., who being first duly sworn, deposes and says as follows:

I am one of the Grantors in that certain deed to Hill Concrete and Supply Co., Inc. dated February 8, 1973, and recorded in Deed Book 278, Page 651, in the Probate Office of Shelby County, Alabama, and conveying the following described property:

Commence at the Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama; thence run in an Easterly direction along the North line of said quarter-quarter a distance of 405.87 feet; thence turn an angle to the right of 80 degrees 38 minutes and run in a Southerly direction a distance of 821.80 feet to the point of beginning; said point of beginning being situated in the centerline of the Old Montgomery Highway; thence continue on last described course along the centerline of said Old Montgomery Highway a distance of 143.81 feet; thence turn an angle to the right of 4 degrees 37 minutes and continue in a Southerly direction along the centerline of said Old Montgomery Highway a distance of 170.37 feet; thence turn an angle to the left of 89 degrees 41 minutes and run in an Easterly direction a distance of 366.19 feet to its intersection with the Westerly right-of-way line of U.S. Highway #31; thence turn an angle to the left of 99 degrees 45 minutes 22 seconds to the chord of a curve having a central angle of 0 degrees 45 minutes 29 seconds and a radius of 1810.08 feet; thence run in a Northerly direction along the arch of said curve a distance of 23.95 feet to end of said curve and the point of commencement of a spiral curve; thence turn an angle to left of 3 degrees 19 minutes to the chord to said spiral curve and run a distance of 276.41 feet to a point situated on the Westerly right-of-way line of said U.S. Highway #31; thence from the chord of last described spiral curve turn an angle to the left of 73 degrees 41 minutes 45 seconds and run in a Westerly direction a distance of 315.87 feet to the point of beginning.

My mother, Alma Grubbs, and I obtained title to the above described property by deed recorded in Deed Book 94, Page 496, dated September 4, 1935, and I am one and the same person as "Benjamin Grubbs, Junior". Said deed covers the above described property, among other property, and we were in actual possession of said property from September 4, 1935, until my mother died in November, 1965, and I continued to hold possession of said property until February 8, 1973. There are no disputes concerning ownership, boundary lines or possession.

I am also one of the Grantors in that certain deed to George W. Bentley and Viola Bentley dated July 22, 1957, and recorded in Deed Book 197, page 42, and know of my own knowledge

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that there is no conflict between the above described property
and the property conveyed to the said Bentleys as to boundary
lines, encroachments, etc.

DATED this 10 day of January, 1975.

Benjamin F. Grubbs, Jr.
Benjamin F. Grubbs, Jr.

Sworn to and subscribed

before me on this the 10

day of January, 1975.

Pearl Austin
Notary Public

Carol M. Anderson
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
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