

2623
WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

See Mtg 352 - 401

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifteen Thousand and No/100 Dollars (\$15,000.00) to the under-
signed Grantor, ALLIED PRODUCTS COMPANY OF ALABASTER, INC.,
a corporation, (herein referred to as "Grantor"), in hand paid
by Grantee herein, the receipt of which is hereby acknowledged,
the said Grantor does by these presents, grant, bargain, sell
and convey unto BLACKERBY AUTOMOTIVE ENTERPRISES, INC. (herein
referred to as "Grantee"), its successors and assigns, in fee
simple, together with every contingent remainder and right of
reversion, subject only to the reservations and restrictions
herein set out, the following described real estate situated
in Shelby County, Alabama:

Commence at the southeast corner of the SW 1/4
of the SE 1/4 Section 35, Township 20 South,
Range 3 West; thence run West along the south
line of said 1/4-1/4 section a distance of 507.80
feet; thence turn an angle of 91 deg. 30 min.
to the right and run a distance of 18.94 feet
to the point of beginning; thence continue in
the same direction a distance of 89.65 feet;
thence turn an angle of 2 deg. 04 min. 07 sec.
to the left and run a distance of 218.36 feet;
thence turn an angle of 89 deg. 25 min. 53 sec.
to the left and run a distance of 385.74 feet;
thence turn an angle of 74 deg. 27 min. to the
left and run a distance of 203.37 feet; thence
turn an angle of 18 deg. 07 min. to the left and
run a distance of 114.61 feet; thence turn an
angle of 89 deg. 49 min. to the left and run a
distance of 148.70 feet; thence turn an angle
of 3 deg. 09 min. to the right and run a dis-
tance of 286.40 feet to the point of beginning.
Situated in the SW 1/4 of the SE 1/4 of Section
35, Township 20 South, Range 3 West, Huntsville,
Meridian, Shelby County, Alabama.

Said real estate is subject to the following:



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1. Taxes due in the year 1976 which are a lien, but not due and payable until October 1, 1976.
2. Right of way to Alabama Power Company recorded in Volume 272, page 780; Volume 273, page 56; Volume 48, page 617 and Volume 141, page 200, in the Probate Office of Shelby County, Alabama.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING RESTRICTIONS, COVENANTS AND OBLIGATIONS OF GRANTEE:

If at any time from the date of this deed until ten years thereafter, if Grantee receives or obtains a bona fide offer to purchase all or part of the land the subject of this conveyance, and such offer is upon the terms and conditions on which Grantee is willing to sell, Grantee shall promptly notify the President of Grantor, in writing, of the offer and all terms and conditions thereof, and Grantor shall have sixty days after the receipt of such notice within which to notify Grantee of its election to repurchase the land from Grantee on the same terms and conditions contained in the bona fide offer made to Grantee by the third party; if Grantor elects to repurchase, Grantor shall close the sale with Grantee on the terms and conditions set out in said offer of the third party; but if Grantor shall fail to communicate its election to repurchase to Grantee within the said sixty days, then Grantee may sell the land to the third party; provided, however, that if Grantor fails to exercise its right of first opportunity and privilege to purchase, as hereinabove stated, and Grantee should thereafter fail to consummate the sale to the third party who made the offer to purchase, and if another offer or offers to purchase are subsequently made to Grantee, then Grantor shall be given the first opportunity and privilege to purchase as above provided, each time an offer is received.

Any written notice required or permitted herein to be given to either party shall be mailed or delivered by hand to the President of Grantee in the event Grantee is due notice and to the President of Grantor, at their respective Alabama addresses, or at such other address as either party may notify the other in writing, from time to time.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns, in fee simple, forever, together with every con-



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tingent remainder and right of reversion, subject only to the exceptions and reservations herein set forth; and said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that the premises 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Vice President, William R. Stephenson, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of February, 1976.

ALLIED PRODUCTS COMPANY OF ALABASTER, INC.

ATTEST:

James H. Porter, Jr.
Secretary

By William R. Stephenson
William R. Stephenson
Its Vice President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, THE UNDERSIGNED, a Notary Public in and for said County in said State, hereby certify that William R. Stephenson, whose name as Vice President of Allied Products Company of Alabaster, 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

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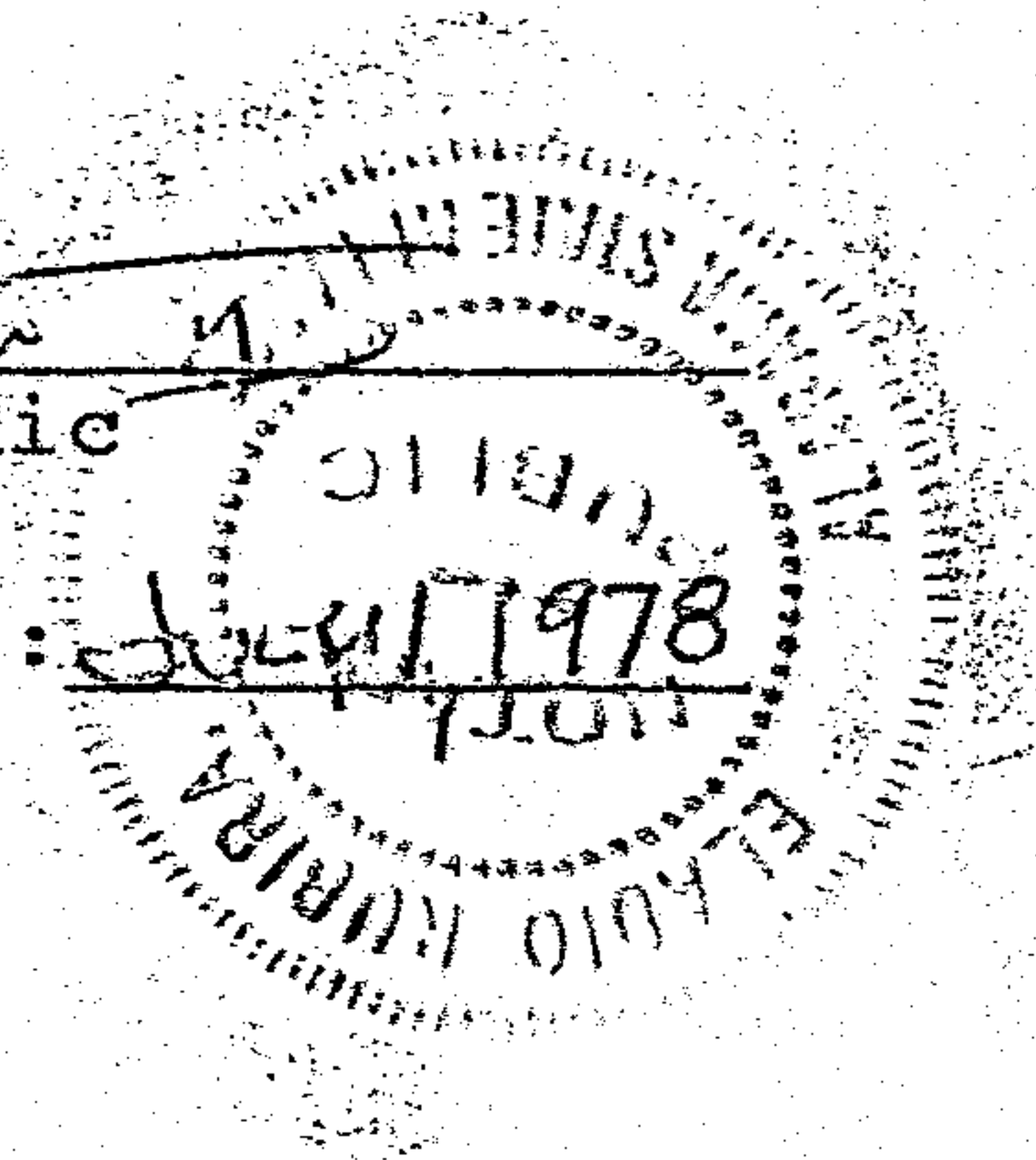
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conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 19th day of FEBRUARY, 1976.

[Signature]
Notary Public

My Commission expires: JUL 15 1978



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 FEB 20 AM 9:16
See Mtg 352-401
Conrad J. Riera
JUDGE OF PROBATE

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