

5-228

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

See 177 355- 117

That in consideration of Twenty Five Thousand Six Hundred and Seventy Five and NO/100 (\$25,675.00) Dollars to the undersigned Grantor, PELHAM INDUSTRIAL PARK INC., a Corporation, in hand paid by JOSEPH A DEMARCO, JR., the receipt of which is hereby acknowledged and the execution of the below described Mortgage to the said PELHAM INDUSTRIAL PARK, INC., does by these presents, grant, bargain, sell and convey unto the said JOSEPH A DEMARCO, JR., the following described real estate situated in Shelby County, Alabama.

A Parcel of land located in the Northwest 1/4 of the Southeast 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section; thence in a Westerly direction, along the South line of said 1/4-1/4 Section, a distance of 465.36 feet to the Point of Beginning; thence 153 degrees 35 minutes 10 seconds right, in a Northeasterly direction, a distance of 417.09 feet; thence 113 degrees 43 minutes 40 seconds left, in a Northwesterly direction, a distance of 393.62 feet; thence 90 degrees left, in a Southwesterly direction, a distance of 403 feet more or less to the center line of Buck Creek; thence in a Southeasterly direction, along said center line, a distance of 178 feet more or less to the intersection of said center line with the South line of said 1/4--1/4 Section; thence in an Easterly direction, along said South line, a distance of 77 feet more or less to the Point of Beginning.

As a part of the consideration herefor the Grantees herein shall execute and deliver to the Grantor a purchase money First Mortgage on said property in the amount of Eight Thousand Five Hundred Twenty Five (\$8,525.00) Dollars due as balance of consideration for this conveyance.

This Conveyance Subject to:

1. Taxes for 1976 and subsequent years.
2. Right of Way in favor of Alabama Power Company recorded in Probate Office of Shelby County, Alabama, in Volume 76, Page 307, Volume 169, Page 19, and Volume 812, Page 56.
3. Permit To South Central Bell Telephone Company recorded in Deed Book 285, on Page 183, in the Probate Office of Shelby County, Alabama.
4. Said Mortgage.

TO HAVE AND TO HOLD, to the said Joseph A. DeMarco, Jr., his heirs and assigns forever. And said Pelham Industrial Park Inc., does for itself, its successors and assigns, covenant with said Joseph A. DeMarco, Jr., his 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 Joseph A. DeMarco, Jr., his heirs, executors and assigns forever, against the lawful claims of all persons.

19760603000051760 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/03/1976 12:00:00AM FILED/CERT

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IN WITNESS WHEREOF, the said PELHAM INDUSTRIAL PARK, INC., by its President, Owen F. Parker, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of May, 1976.

PELHAM INDUSTRIAL PARK, INC.,

By: Owen F. Parker
It's President

Oleau Morris
Secretary

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, C.B. Holliman, 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 27th day of May, 1976.

C.B. Holliman
Notary Public
MY COMMISSION EXPIRES APRIL 15, 1979

This Instrument prepared by: C.B. Holliman P.O. Box 20129
Birmingham, Alabama 35216



19760603000051760 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/03/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUN -3 AM 8:39
Jude Holliman
JUDGE OF PROBATE

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