3-863

STATE OF ALABAMA)

JEFFERSON COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

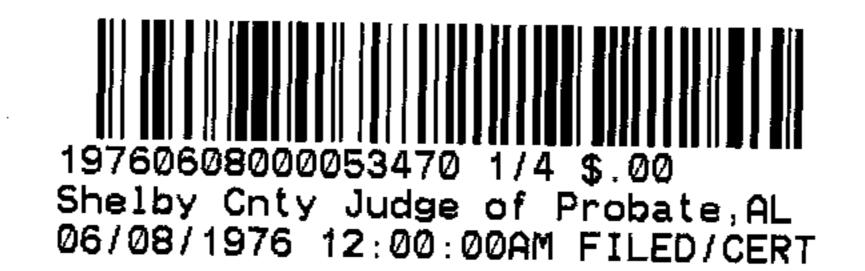
That in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations to the undersigned grantors, MARVIN PHARO and wife, ELIZABETH A. PHARO, RAYMOND PHARO and wife, JANICE PHARO and EDMOND PHARO and wife, GENEVIEVE PHARO in hand paid by EASTERN DIXIE INVESTMENTS, a partnership, the receipt of which is hereby acknowledged, the said MARVIN PHARO and wife, ELIZABETH A. PHARO, RAYMOND PHARO and wife, JANICE PHARO and EDMOND PHARO and wife, GENEVIEVE PHARO do by these presents, grant, bargain, sell and convey unto the said EASTERN DIXIE INVESTMENTS, a partnership an undivided three-fourths (3/4) interest in and to the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

PARCEL I:

Block 1 of Cardwell's Subdivision, situated in the NE 1/4 of Section 2, Township 21 South, Range 3 West in the City of Alabaster, Shelby County, Alabama; more particularly described as follows:

From the NE corner of Section 2, Township 21 south, Range 3 west, run westerly along the north boundary of said section a distance of 965.69 feet to the intersection of the section line with the westerly right of way line of the northbound L&N Railway main; thence angle 83° 06' to the left for a distance of 201.45 feet; thence angle left 0° 56' for a distance of 583.08 feet; thence angle left 6° 55' for a distance of 30.0 feet to the point of beginning of Block 1.

From said point thence angle right 91° 27' from the last described course for a distance of 150.0 feet; thence angle right 90° 00' for a distance of 150.0 feet; thence angle left 90° 46' for a distance of 494.0 feet; thence angle left 90° 00' for a distance of 471.3 feet; thence angle left 91° 01' for a distance of 646.3 feet; thence angle left 89° 40' for a distance of 307.8 feet to the point of beginning.



PARCEL II:

From the NE corner of Section 2, Township 21 south, Range 3 west, run westerly along the north boundary of said section a distance of 965.69 feet to the intersection of the section line with the westerly right of way line of the northbound L&N Railway main; thence angle 83° 006' to the left for a distance of 201.45 feet; thence angle left $0^{\rm O}$ -56' for a distance of 583.08 feet; thence angle left 6° -55' for a distance of 30.0 feet, thence angle right 91° -27' from the last described course for a distance of 150.0 feet; thence angle right 90° -00' for a distance of 150.0 feet; thence angle left 90° -46' for a distance of 494.0 feet to the point of beginning; thence continue along the last described course a distance of 263.0 feet to the point of intersection of said line with the Easterly right of way line of the L&N Railroad Southbound main; thence left with an interior angle of 1110 -00' and run Southwesterly along said railroad right of way a distance of 550.0 feet; thence left with an interior angle of 66° -20' and run Easterly a distance of 384.0 feet; thence left with an interior angle of 44° -20' and run Northwesterly a distance of 40 feet; thence right with an interior angle of 420 -41' and run Easterly a distance of 109.7 feet; thence 880 -59' left and run 471.3 feet to the point of beginning.

PARCEL III:

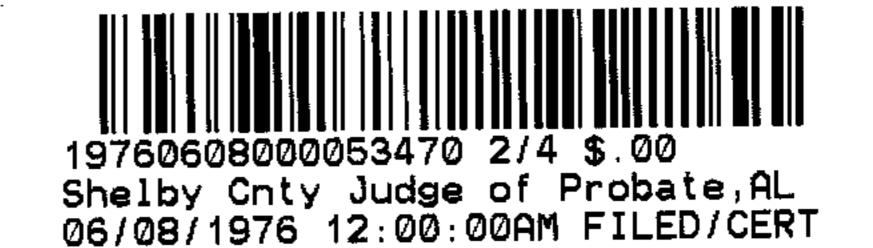
Commencing at the NE corner of Section 2, Township 21 South, Range 3 West and run Westerly along the North boundary of said section 2; 965.69 feet to the point of intersection with the west right of way of the North bound L&N Railway main; thence turn an angle of 83° 06' to the left and run 201.45 feet to the SE corner of the W. F. Stroud subdivision; thence turn an angle 0° 56' to the left and run 583.08 feet to the point of beginning of the tract of land herein described; thence turn an angle of 84° 32' to the right and run for a distance of 150 feet; thence turn an angle of 90° to the left and run for a distance of 30 feet; thence turn an angle of 90° to the left and run Easterly a distance of 150 feet to the Westerly line of 1st Street, S.W.; thence turn left and run Northerly 30 feet to the point of beginning.

Subject to easements to Alabama Power Company as recorded in Volume 57, page 376, Volume 109 page 203 and Volume 233 page 76 in the Probate Office of Shelby County, Alabama;

Also subject to easement to Shelby County as recorded in Volume 237 at page 165 in said Probate Office;

Also subject to leases filed of record on subject property;

As a part of the consideration for the execution of this conveyance, the Grantees herein do hereby assume and agree to pay, according to the terms thereof, that certain mortgage from Grantor herein to COBBS, ALLEN & HALL MORTGAGE COMPANY, INC., which mortgage is recorded in Volume 295 at page 358 in said Probate Office, and which mortgage was assigned to INTERSTATE LIFE AND ACCIDENT INSURANCE COMPANY by instrument recorded in Volume 243 at page 129 in said Probate Office, and which mortgage has been amended as to its terms of payment



by instrument recorded in Volume 244 at page 205 in said Probate Office; however, it is expressly understood that said mortgage does not include therein any portion of subject property except PARCEL I hereinabove described, and it is not the intention of the Grantors to create a lien by this assumption agreement upon PARCELS II AND III hereinabove described;

successors and assigns forever; and said Grantors do for themselves, their heirs and assigns, covenant with said Grantee its successors and assigns, that they are lawfully seized in fee simple of said premises, thay they are free from all encumbrances, except those set forth hereinabove and taxes due Oct. 1st next; that it has a good right to sell and convey the same as aforesaid; that they will, and their heirs and assigns shall, warrant and defend the same to the said Grantee its successors and assigns forever, against the lawful claims of all persons; that they will, at any time hereafter, at the expense and request of said Grantee, its successors and assigns, make all further assurances, without covenants, for the more effectual conveying of the said premises, with the appurtenances, as may reasonably be required.

IN WITNESS WHEREOF, the said MARVIN PHARO and wife, ELIZABETH A. PHARO, RAYMOND PHARO and wife, JANICE PHARO and EDMOND PHARO and wife, GENEVIEVE PHARO have hereto set their hands and seals, this day of _________, 1976.

MARVIN PHARO (Seal) ELIZABETH A. PHARO

Name of the (Seal) Device Phano (Seal)
RAYMOND PHARO
SANICE PHARO

EDMOND PHARO (Seal) (Seal) GENEVIEVE PHARO

19760608000053470 3/4 \$.00 Shelby Cnty Judge of Probate, AL 06/08/1976 12:00:00AM FILED/CERT

day of

	ENERAL ACKNOWLEDGMENT
JEFFERSON COUNTY)	
	n Motor Dublic
in and for said County, in said Sta	ate hereby certify that
MARVIN PHARO and wife, ELIZABETH A.	
signed to the foregoing conveyance,	
acknowledged before me on this day,	•
of the contents of the conveyance t	······································
voluntarily on the day the same bea	ars date.
~ **	
Given under my hand and day of A.D., 19	
	Notary Public
STATE OF ALABAMA)	GENERAL ACKNOWLEDGMENT
JEFFERSON COUNTY)	
I. the intornation	, a Notary Public
in and for said County, in said Sta	
RAYMOND PHARO and wife, JANICE PHAR	
to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed	
of the contents of the conveyance t	
voluntarily on the day the same bea	
Given under my hand and c	official seal this 7
day of // A.D., 19	976
	NTO to
	Notary Public
STATE OF ALABAMA)	ENERAL ACKNOWLEDGMENT
JEFFERSON COUNTY)	
I. Je underwied, a Notary Public	
in and for said County, in said State, hereby certify that EDMOND PHARO and wife, GENEVIEVE PHARO whose names are	
signed to the foregoing conveyance,	
acknowledged before me on this day,	
of the contents of the conveyance t	
voluntarily on the day the same bea	
⊘iven under my hand and c	
Wiven under my hand and c	official seal this

19760608000053470 4/4 \$.00 19760608000053470 4/4 \$.00 Shelby Cnty Judge of Probate, AL Shelby Cnty Judge of Probate, AL 06/08/1976 12:00:00AM FILED/CERT

A.D., 1976,.

1976 JUNE OF PROBATE

Notary Public.