

P.O. Box 557
Columbiana, Alabama 35051

5743

CORPORATION WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Thousand and no/100 DOLLARS, and other good and valuable consideration to the undersigned grantor, FARRIS LAND COMPANY, INC., a corporation, in hand paid by WAXAHATCHEE MEAT PACKERS COMPANY, INC. the receipt of which is hereby acknowledged, the said WAXAHATCHEE MEAT PACKERS COMPANY, INC. the following described real estate, situated in:

A part of the Southwest Quarter of the Northeast Quarter of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 872.44 feet to a point on the East right-of-way line of an existing road; thence turn an angle to the right of 88 deg. 41 min. 52 $\frac{1}{2}$ sec. and run in a Northerly direction along the East right-of-way line of said road for a distance of 382.20 feet; thence turn an angle to the right of 91 deg. 18 min. 07 $\frac{1}{2}$ sec. and run in an Easterly direction for a distance of 300 feet; thence turn an angle to the right of 88 deg. 41 min. 52 $\frac{1}{2}$ sec. and run in a Southerly direction for 75.00 feet; thence turn an angle to the left of 88 deg. 41 min. 52 $\frac{1}{2}$ sec. and in an Easterly direction for a distance of 497.10 feet to a point on the Southwest right-of-way line of the Alabama Power Company right-of-way; thence turn an angle to the right of 65 deg. 08 min. 12 $\frac{1}{2}$ sec. and run in a Southeasterly direction along the Southwesterly right-of-way line of the Alabama Power Company right-of-way for a distance of 188.20 feet to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$; thence turn an angle to the right of 23 deg. 31 min. 20 sec. and run in a Southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 136.40 feet to the point of beginning. Site contains 6.5 acres. A 20 foot easement is reserved along the Southwest right-of-way line of the Alabama Power Company right-of-way and North of the Buck Creek outfall sewer and South of the North property line.

TO HAVE AND TO HOLD, to the said WAXAHATCHEE MEAT PACKERS COMPANY, INC., its successors and assigns forever.

And said FARRIS LAND COMPANY, INC. does for itself, its successors and assigns, covenant with said WAXAHATCHEE MEAT PACKERS COMPANY, INC. does for itself, its successors 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 WAXAHATCHEE MEAT PACKERS COMPANY, INC., its successors and assigns forever, against the lawful claims of all persons.

19760611000054410 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/11/1976 12:00:00AM FILED/CERT

IN WITNESS WHEREOF, the said FARRIS LAND COMPANY, INC. by its President, W.M. FARRIS, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10 day of June, 1976.

ATTEST:

FARRIS LAND COMPANY, INC.

Lucille S. Farris
Secretary

BY: W.M. Farris
President

STATE OF ALABAMA)

COUNTY OF SHELBY)
Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W.M. FARRIS, whose name as President of FARRIS LAND COMPANY, 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 June, 1976.

Larry Z. Ballantyne
Notary Public

My Commission Expires January 23, 1978

19760611000054410 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/11/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUN 11 AM 9:18
Wendy May 5-80
Clerk of Probate
JUDGE OF PROBATE

BOOK 299 PAGE 263