

7053

This instrument was prepared by HARRISON AND CONWILL
Attorneys at Law
Columbiana, Alabama 35051

19760722000068370 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/22/1976 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 356-442

That in consideration of \$10,000.00 and other good and valuable consideration to the undersigned grantor, FARRIS LAND CO., INC., a corporation, in hand paid by SAM BENNETT REALTY AND DEVELOPMENT COMPANY, INC., the receipt of which is hereby acknowledged, the said FARRIS LAND CO., INC., does by these presents, grant, bargain, sell and convey unto the said SAM BENNETT REALTY AND DEVELOPMENT COMPANY, INC. the following described real estate, situated in Shelby County, Alabama.

Thirty-five acres, more or less, situated in the SW 1/4 of the NE 1/4, the SE 1/4 of the NW 1/4, the NE 1/4 of the SW 1/4, and the NW 1/4 of the SE 1/4 of Section 10, Township 21 South, Range 3 West, in Shelby County, Alabama, and being more particularly described as follows: Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section 10, Township 21 South, Range 3 West, and run Westerly along the South line thereof 496.65 feet; thence turn left 90 deg. 19' 43" and run Southerly 710.00 feet to the point of beginning; thence turn right 90 deg. 00' and run Westerly 120.00 feet; thence turn left 90 deg. 00' and run Southerly 35.00 feet; thence turn right 90 deg. 00' and run Westerly 395.00 feet; thence turn right 75 deg. 30' and run Northwesterly 1195.00 feet; thence turn left 116 deg. 30' and run Southwesterly 900.00 feet; thence turn left 16 deg. 30' and continue Southwesterly 115.00 feet; thence turn right 90 deg. 00' and run Northwesterly 360.00 feet; thence turn left 90 deg. 00' and run Southwesterly 320.00 feet; thence turn left 90 deg. 00' and run Southeasterly 360.00 feet; thence turn right 90 deg. 00' and run Southwesterly 380.00 feet; thence turn left 60 deg. 00' and run Southeasterly 175.00 feet; thence turn left 60 deg. 00' and run Easterly 165.00 feet; thence turn left 60 deg. 00' and run Northeasterly 335.00 feet; thence turn right 35 deg. 08' 45" and run Northeasterly 122.31 feet; thence turn right 32 deg. 51' 15" and run Southeasterly 560.00 feet; thence turn right 79 deg. 30' and run Southerly 525.00 feet; thence turn left 89 deg. 30' 17" and run Easterly 841.99 feet to the point of beginning.

TO HAVE AND TO HOLD, to the said SAM BENNETT REALTY AND DEVELOPMENT COMPANY, INC., its successors and assigns forever.

And said FARRIS LAND CO., INC., does for itself, its successors and assigns, covenant with said SAM BENNETT REALTY AND DEVELOPMENT COMPANY, INC., 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

BOOK 300 PAGE 13

the same as aforesaid, and that it will, and its successors and assigns, shall, warrant and defend the same to the said SAM BENNETT REALTY AND DEVELOPMENT COMPANY, INC., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said FARRIS LAND CO., INC., by its President, W.M. FARRIS, who is authorized to execute this conveyance, has hereto set its signature and seal, the the 15th day of July, 1976.

ATTEST:

Lucille S. Farris
Secretary

FARRIS LAND CO., INC.
BY W.M. Farris
President

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUL 22 AM 9:37.
Deed Book 1.00
See MH 356-4422
Cory J. McArthur
JUDGE OF PROBATE

STATE OF ALABAMA)

COUNTY OF SHELBY)

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 CO., 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 15th day of July, 1976.

Valerie H. Shipp
Notary Public

My Commission Expires Feb. 24, 1980

\$10,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

19760722000068370 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/22/1976 12:00:00AM FILED/CERT