

THE STATE OF ALABAMA, SHELBY COUNTY

CIRCUIT COURT, IN EQUITY

CIVIL ACTION NO. E-1120-76

BE IT KNOWN TO ALL WHOM IT MAY CONCERN:

That, whereas, at a sale made by the Register of Circuit Court, in Equity, at Columbiana, Alabama, under a decree of the Circuit Court, in Equity, of said County, in the cause of Pelham Industrial Park, Inc., a corporation, as Plaintiff, against Cynthia Leah Grubbs, a minor 15 years of age; Benjamin F. Grubbs, Jr., as Defendants, rendered on, to-wit, July 30, 1976, by said Court, said sale having been made by public outcry, in front of the Courthouse of Shelby County, Alabama, on September 11, 1976, after having been duly advertised by publication for three successive weeks in the Shelby County Reporter, a newspaper published in Columbiana, County of Shelby, Alabama, Pelham Industrial Park, Inc., a corporation, being the highest and best bidder at said sale, became the purchaser of the real estate hereinafter described, at the sum of Eighty-four Thousand Dollars (\$84,000.00), which sum includes the indebtedness owed to Benjamin F. Grubbs, Jr., individually, as shown by that certain mortgage recorded in Mortgage Book 351, Page 599 in the Office of the Judge of Probate of Shelby County, Alabama.

Now, therefore, in consideration of the premises, and of the full payment to me of the purchase money aforesaid, with due credit given pursuant to a decree of said court rendered in said cause on the 28th day of September, 1976, ratifying, approving and confirming said sale and ordering and directing the execution of this deed and the distribution of the proceeds from said sale, I, Kyle Lansford, Register of the Circuit Court of Shelby County, Alabama, in Equity, in said County, by virtue of the authority in me vested by said decree of said Court, have sold and conveyed, and by these presents do hereby bargain, sell, and convey, unto the said

Pelham Industrial Park, Inc., a corporation
all the right, title, and interest of the said Pelham Industrial Park, Inc., a corporation, and Cynthia Leah Grubbs, a minor 15 years of age, and each being parties of interest to this suit, in and to the following described real estate, situated in Shelby County, Alabama, viz.:



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Shelby Cnty Judge of Probate, AL
09/28/1976 12:00:00AM FILED/CERT

2.3 acres, more or less, a more particular description of said real estate being set forth on attached Exhibit "A", the same being by reference hereto made a part hereof.

Subject to a mortgage in favor of Benjamin F. Grubbs, Jr., as recorded in the office of the Judge of Probate, Shelby County, Alabama, in Mortgage Book 351, page 599.

TO HAVE AND TO HOLD the aforegranted premises to the said Pelham Industrial Park, Inc., a corporation, its heirs and assigns forever.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Circuit Court, In Equity, at office, this 28th day of September, 1976.

Kyle Lansford
Register in Circuit Court, in Equity

THE STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kyle Lansford, whose name as Register of the Circuit Court in Equity 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, in his capacity as such Register of the Circuit Court in Equity, executed the same voluntarily on the day the same bears date.

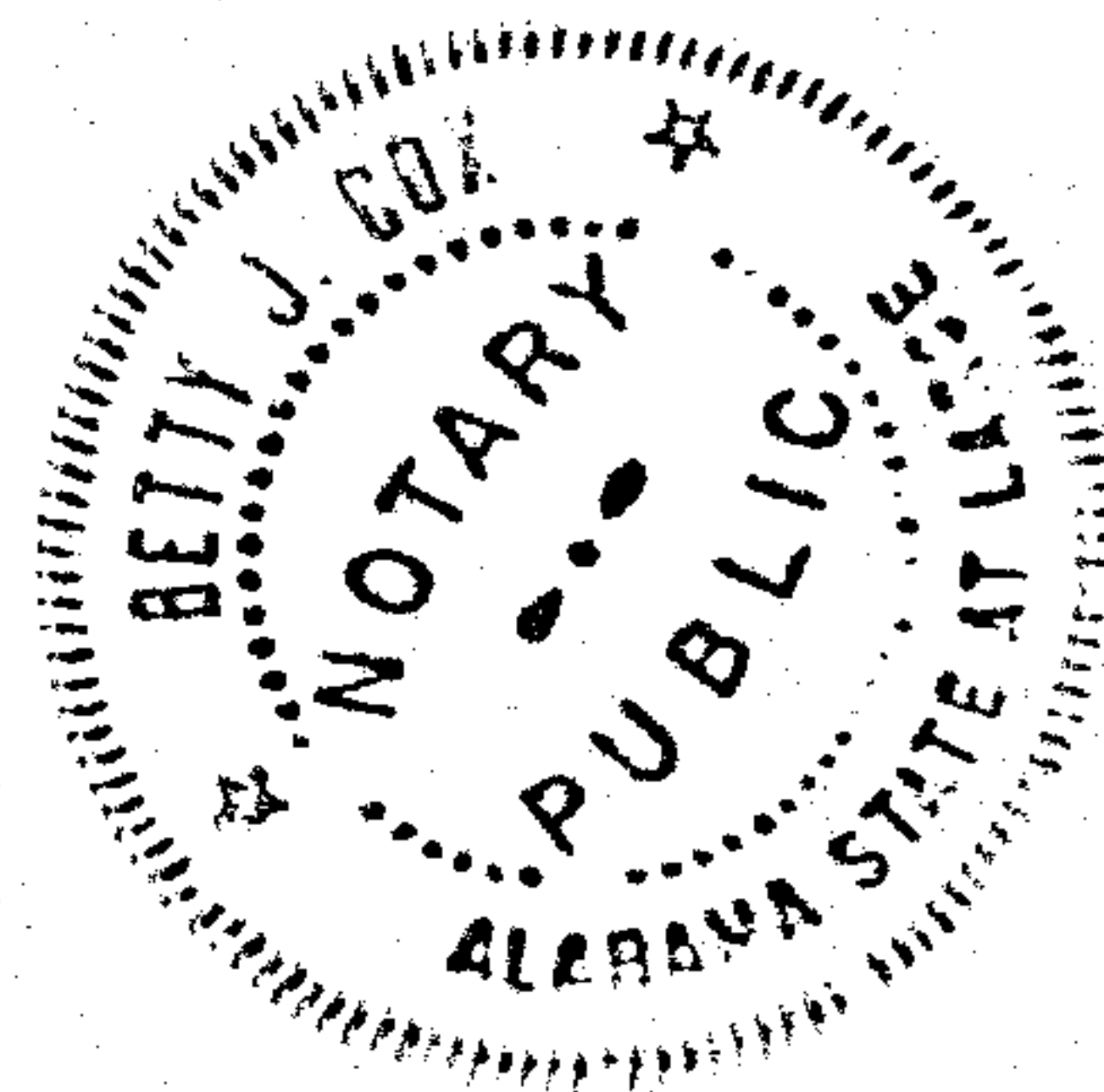
Given under my hand this the 28th day of September, 1976.

Betty J. Cox
Notary Public

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19760928000092470 2/3 \$.00
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Description of Real Estate
Civil Action No. E-1120-76
Circuit Court of Shelby County

EXHIBIT "A"

Commence at the Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama; thence run in an Easterly direction along the North line of said quarter-quarter a distance of 405.87 feet; thence turn an angle to the right of 80 degrees 38 minutes and run in a Southerly direction a distance of 821.80 feet to the point of beginning; said point of beginning being situated in the centerline of the Old Montgomery Highway; thence continue on last described course along the centerline of said Old Montgomery Highway a distance of 143.81 feet; thence turn an angle to the right of 4 degrees 37 minutes and continue in a Southerly direction along the centerline of said Old Montgomery Highway a distance of 170.37 feet; thence turn an angle to the left of 89 degrees 41 minutes and run in an Easterly direction a distance of 366.19 feet to its intersection with the Westerly right-of-way line of U. S. Highway #31; thence turn an angle to the left of 99 degrees 45 minutes 22 seconds to the chord of a curve having a central angle of 0 degrees 45 minutes 29 seconds and a radius of 1810.03 feet; thence run in a Northerly direction along the arch of said curve a distance of 23.95 feet to end of said curve and the point of commencement of a spiral curve; thence turn an angle to left of 3 degrees 19 minutes to the chord to said spiral curve and run a distance of 276.41 feet to a point situated on the Westerly right-of-way line of said U. S. Highway #31; thence from the chord of last described spiral curve turn an angle to the left of 73 degrees 41 minutes 45 seconds and run in a Westerly direction a distance of 315.87 feet to the point of beginning.

Less and except title to minerals underlying captioned lands with mining rights and privileges belonging thereto as previously reserved.

Subject to a mortgage in favor of Benjamin F. Grubbs, Jr., as recorded in the office of the Judge of Probate, Shelby County, Alabama, in Mortgage Book 351, page 599.

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JUDGE OF PROBATE

Deed Book 3400
Conveyed by

1976 SEP 28 AM 11:48

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED