

2262

STATE OF ALABAMA  
SHELBY COUNTY

Know all Men by these Presents, that TRUSS, INC., an Alabama corporation, for and in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, to it in hand paid by CARROLL S. GWYN and wife, ROSE F. GWYN, the receipt of which is hereby acknowledged, do grant, bargain, sell and convey unto Carroll S. Gwyn and wife, Rose F. Gwyn the following described property situated, lying and being in the County of Shelby, State of Alabama and which is described as follows:

Commence at the northwest corner of the SW 1/4 of the NE 1/4 of Section 23, Township 20, South, Range 3 West and run thence in an easterly direction along the north line of said quarter-quarter section for a distance of 466.90 feet; thence turn an angle to the right of 88 degrees 41 minutes, 30 seconds and in a southerly direction for a distance of 877.73 feet; thence thru an angle to the left of 105 degrees 13 minutes 12 seconds and in a northeasterly direction for a distance of 445.59 feet to the point of beginning; from point of beginning thus obtained, thence continue along last described course for a distance of 142.78 feet; thence turn an angle to the left of 0 degrees 38 minutes and in a northeasterly direction for a distance of 168.81 feet; thence turn an angle to the left of 92 degrees 43 minutes 45 seconds and in a northwesterly direction for a distance of 420 feet; thence turn an angle to the left of 87 degrees 16 minutes 15 seconds and run in a southwesterly direction for a distance of 311.50 feet; thence turn an angle to the left of 92 degrees 43 minutes 45 seconds and in a southeasterly direction for a distance of 418.42 feet to the point of beginning.

Site contains 3 acres. Being all of the property conveyed to Truss, Inc., a corporation by James Elmer Nichols by warranty deed dated February 4, 1975 and found recorded by the Judge of Probate in Shelby County, Alabama in Warranty Deed Book 290, at page 619.

To have and to hold the said property unto themselves, their heirs and assigns forever. And the said first party for itself and its successors and assigns does hereby covenant with the second party their heirs and assigns, that it is lawfully seized in fee simple of the premises and that the said premises is free from all encumbrances except for the obligation of that certain Mortgage Deed securing the principal amount of \$80,000.00 to the City and County Bank of Knoxville, Tennessee, which Mortgage Deed is recorded by the Judge of Probate, Shelby County, Alabama in Mortgage Book 347, page 4 and 5 and that it has good right to sell the property and it will forever warrant and defend the said premises and the title thereto against all lawful claims of all persons whatsoever.

IN WITNESS WHEREOF the first party has caused this instrument to be executed in its name and signed by its President, having been informed by the contents of the conveyance and he having been authorized to so act for the corporation.

TRUSS, INC. OF ALABAMA

By Carroll S. Gwyn  
President



19761220000122680 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
12/20/1976 12:00:00 AM FILED/CERT

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STATE OF ~~ALABAMA~~ *Tennessee*  
COUNTY OF ~~SHELBY~~ *Knox*

I, the undersigned authority in and for the aforesaid County and in the said State, do hereby certify that CARROLL S. GWYN whose name as President of Truss, Inc., an Alabama corporation, has signed to the foregoing conveyance and who is known to me has acknowledged before me on this day that of being informed of the contents of the conveyance, he as such Officer and with full authority to do so, executed the same voluntarily and for the act of the said corporation.

Given under my hand this 8 day of December, 1976.

*Spencer D. Terrell, Jr.*  
*Victor Public, 00000000000000000000*  
Title  
12/20/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
INSTRUMENT WAS FILED

1976 DEC 20 PM 12:35

*Deed Feb. 50*  
*Consolidated*  
JUDGE OF PROBATE



19761220000122680 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
12/20/1976 12:00:00 AM FILED/CERT

BOOK 302 PAGE 782

*Johnny Brown*  
*4308 Brown Dr.*  
*Kingsville Tenn 37918*  
*190804519*  
*35154*  
*35154*  
*4.50*