

This instrument was prepared by  
(Name) John E. Grenier

(Address) 1700 First Alabama BANK Building, Birmingham, Alabama, 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19761230000126400 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
12/30/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Thomas M. Pearce and wife, Anne L. Pearce; and William M. Schuler,  
and wife, Lemoyne L. Schuler,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Alabaster Industries, an Alabama corporation,

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

A parcel of land situated in the Northeast 1/4 of Section 35, Township 20 South, Range 3 West, being more particularly described as follows:  
Commence at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 35, Township 20 South, Range 3 West; thence in an Easterly direction along the Southerly line of said 1/4-1/4 Section for a distance of 29.39 feet; thence turn an angle to the right of 65 degrees 04'35" and run in a Southeasterly direction for a distance of 554.23 feet to the point of beginning; thence turn an angle to the right of 90 degrees and run in a Southwesterly direction for a distance of 150.01 feet; thence turn an angle to the right of 90 degrees and run in a Northwesterly direction for a distance of 1,012.82 feet; thence turn an angle to the right of 90 degrees and run in a Northeasterly direction for a distance of 150.01 feet; thence turn an angle to the left of 90 degrees and run in a Northwesterly direction for a distance of 200 feet to a point on the Southerly right of way line of the Alabaster Industrial Road; thence turn an angle to the left of 62 degrees 01' (said angle being measured to the tangent of the following described course, said course being situated on a curve to the left, having a central angle of 3 degrees 20'35" and a radius of 2,824.98 feet); thence run along the arc of said curve to the left continuing along the Southerly right of way line of Alabaster Industrial Road for a distance of 164.83 feet to the end of said curve; thence run along the tangent, if extended to said curve, in a Westerly direction along the Southerly right of way line of Alabaster Industrial Road for a distance of 57.52 feet to the Northeast corner of property recorded in Deed Book 297, page 481, in the Office of the Judge of Probate, Shelby

(SEE REVERSE SIDE)

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set Our hands(s) and seal(s), this 30 day of December, 1976.

Thomas M. Pearce (Seal)  
Anne L. Pearce (Seal)

William M. Schuler (Seal)  
Lemoyne L. Schuler (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, Dorothy GAY, a Notary Public in and for said County, in said State, hereby certify that Thomas M. Pearce and wife, Anne L. Pearce; and William M. Schuler and wife, Lemoyne L. Schuler, whose names are signed 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of December, A. D., 1976.

Dorothy Gay  
Notary Public.



County, Alabama; thence turn an angle to the left of 114 degrees 38'25" and run in a Southeasterly direction along the Northeasterly line of said tract and its extension thereof for a distance of 809.30 feet; thence turn an angle to the right of 90 degrees and run in a Southwesterly direction for a distance of 199.98 feet to a point on the Northeasterly right of way line of the Alabama Power Company right of way; thence turn an angle to the left of 90 degrees and run in a Southeasterly direction along the Northeasterly right of way line of said Alabama Power Company right of way for a distance of 994 feet to a point in the centerline of Buck Creek as presently located; thence run in a Northeasterly direction along the centerline of the meanderings of Buck Creek for a distance of 480 feet, more or less, to a point that is 400 feet Northeasterly and perpendicular of the Northeasterly right of way line of Alabama Power Company right of way; thence run in a Northwesterly direction parallel with and 400 feet Northeasterly of the Northeasterly right of way line of Alabama Power Company right of way for a distance of 272.77 feet, more or less, to the point of beginning. Said parcel containing 7.69 acres and situated in Shelby County, Alabama.

The above described property is subject, however, to the following described easement which Grantors reserve unto themselves for the purpose of providing to the Grantors, and their heirs and assigns, the right of ingress and egress to that parcel of property owned by the Grantors which adjoins the property herein conveyed: Commence at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 35, Township 20 South, Range 3 West; run thence in an Easterly direction along the Southerly line of said 1/4-1/4 for a distance of 29.39 feet; thence turn an angle to the right of 65 degrees 04'35" and run in a Southeasterly direction for a distance of 554.23 feet; thence turn an angle to the right of 90 degrees and run in a Southwesterly direction for a distance of 150.01 feet to the point of beginning; from the point of beginning thus obtained, thence turn an angle to the right of 90 degrees and run in a Northwesterly direction for a distance of 1,286.92 feet to a point on the Southerly right of way line of Alabaster Industrial Road; thence turn an angle to the left of 65 degrees 21'35" and run in a Westerly direction along the Southerly line of Alabaster Industrial Road for a distance of 55.01 feet; thence turn an angle to the left of 114 degrees 38'25" and run in a Southeasterly direction for a distance of 1,309.85 feet; thence turn an angle to the left of 90 degrees and run in a Northeasterly direction for a distance of 50 feet to the point of beginning.

BOOK 303 PAGE 96

STATE OF ALABAMA, SHELBY CO.  
I HEREBY CERTIFY THIS  
INSTRUMENT WAS FILED

1976 DEC 30 PM 2:41

Deed Book 17200  
Com. for Probate

JUDGE OF PROBATE



19761230000126400 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
12/30/1976 12:00:00AM FILED/CERT

RETURN TO:

John C. Spencer

1700 1st Ala Bank Bldg

B'ham AL 35203

TO

ALABASTER INDUSTRIES,  
an Alabama corporation,

## WARRANTY DEED

STATE OF ALABAMA,

County.

172.00  
4.00  
1.00  
177.00

Judge of Probate

LAWYERS TITLE INSURANCE  
CORPORATION  
Title Insurance  
BIRMINGHAM, ALA.

DEED TAX \$  
RECORD FEE \$  
TOTAL \$