


2679

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

  
19770103000000310 1/8 \$.00  
Shelby Cnty Judge of Probate, AL  
01/03/1977 12:00:00 AM FILED/CERT

WARRANTY DEED

Martin Marietta Corporation, a Maryland corporation (hereinafter called Grantor), does hereby grant, bargain, sell and convey unto Sherman Holland, Jr. (hereinafter called Grantee) the real estate, situated in Shelby County, Alabama and described as Parcel A, Parcel B, Parcel C, Parcel D, Parcel E, Parcel F and G and Leased Property on Exhibit A (consisting of five pages), which is attached hereto and made a part hereof and identified by Grantor.

The real estate referred to hereinbefore is conveyed subject to real estate ad valorem taxes for the tax year ending September 30, 1977, and all matters referred to in Exhibit B attached hereto. \$ 462,850.00 of the purchase price paid for the above described real estate was paid from a mortgage loan closed simultaneously with the delivery of this deed.

To have and to hold, to the Grantee, his heirs and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 Grantee, his heirs, executors and assigns forever, against the lawful claims of all persons.

In witness whereof, Martin Marietta Corporation by its Vice President, John E. D. Grunow, who is authorized to execute this conveyance has hereto set its signature and seal, this the 28<sup>th</sup> day of December, 1976.

ATTEST:

MARTIN MARIETTA CORPORATION

Sharon A. Lynch  
Its Asst. Secretary

By John E. D. Grunow  
Its Vice President

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STATE OF MARYLAND )

MONTGOMERY COUNTY )

I, Sonya Patswald Marciani, a Notary Public  
in and for said County in said State, hereby certify that  
John E. D. Gorman, whose name as Vice President  
of Martin Marietta Corporation, 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 con-  
veyance, 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 28th  
day of December, 1976.

My commission expires:

July 1, 1978

Sonya Patswald Marciani  
Notary Public

NOTARY MUST AFFIX SEAL

SONYA PATSWALD MARCIANI  
NOTARY PUBLIC, STATE OF MARYLAND  
No. 47773  
Certificate filed in Montgomery County  
Commission Expires July 1, 1978

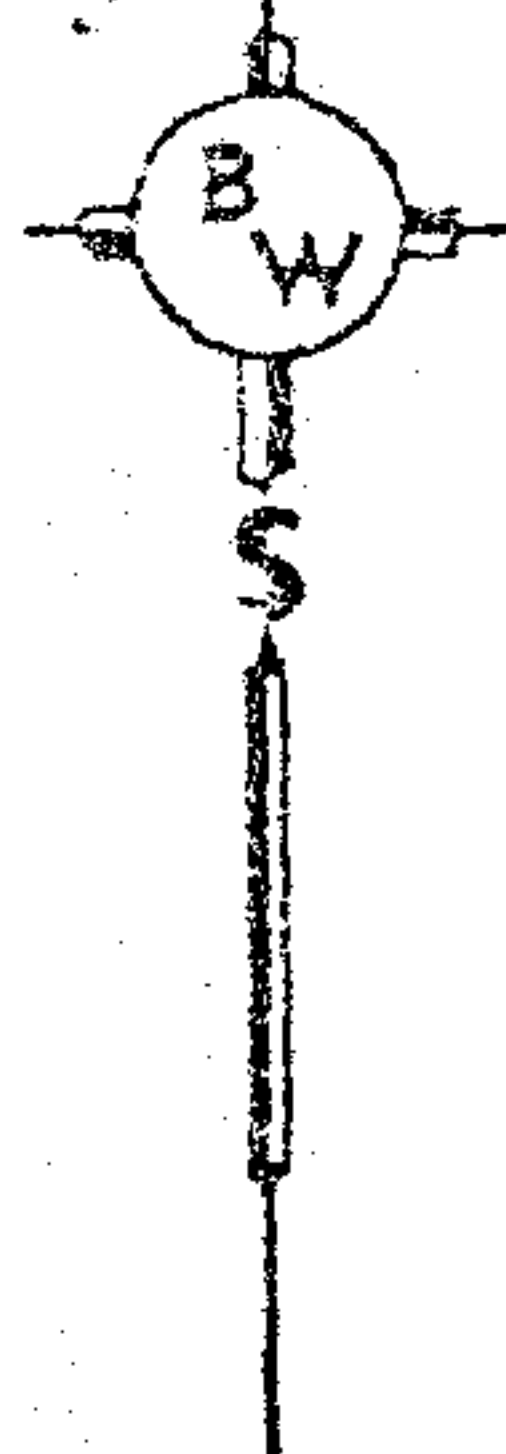


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THIS INSTRUMENT PREPARED BY:  
FRANK C. GALLOWAY, JR.  
GABANISS, JOHNSTON, GARDNER, DUMAS AND O'NEAL  
1900 First National-Southern Natural Bldg.  
Birmingham, Alabama 35203

BOOK 303 PAGE 227

JESG.



# BETHEL W. WHITSON CO., INC.

JOHN C. GUSTIN, III PRES.

808 MASSEY BUILDING  
BIRMINGHAM, ALABAMA 35203

TELEPHONE  
252-0234 -

## PARCEL A

Commence at the Southwest Corner of the NORTHWEST QUARTER of the SOUTHWEST QUARTER of Section 25, Township 20 South, Range 3 West and run East along the South Line of said QUARTER-QUARTER SECTION 66.47 Feet to the Easterly Right-of-Way of L & N Railroad to the point of beginning; Thence continue East along South line of said QUARTER-QUARTER SECTION 426.71 Feet to the Westerly Right-of-Way of U. S. Highway #31; Thence Left 75° 29' and run Northeasterly along said Westerly Right-of-Way 393.11 Feet; Thence turn an angle Left of 104° 31' and run West and parallel to South Line of said QUARTER-QUARTER SECTION 479.36 Feet to Easterly Right-of-Way of said L & N Railroad; Thence Left 83° 07' 30" and run Southwesterly along said Railroad Right-of-Way 383.32 Feet to point of beginning; Situated in Shelby County, Alabama and containing 3.96 Acres.

IDENTIFIED:

Martin Marietta Corporation

By 

Its Vice President

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EXHIBIT A - Page 1 of 5 Pages

PROPERTY BOUNDARIES ESTABLISHED • TOPOGRAPHICAL, MORTGAGE AND CONSTRUCTION LOAN SURVEYS • LANDS SUBDIVIDE



## BETHEL W. WHITSON CO., INC.

JOHN C. GUSTIN, III PRES.

808 MASSEY BUILDING  
BIRMINGHAM, ALABAMA 35203TELEPHONE  
232-0234 -

## PARCEL B

All that part of the NORTHWEST QUARTER of the SOUTHWEST QUARTER and SOUTHWEST QUARTER of the SOUTHWEST QUARTER of Section 24, Township 20 South, Range 3 West and the NORTHWEST QUARTER of the NORTHWEST QUARTER and the SOUTHWEST QUARTER of the NORTHWEST QUARTER of Section 25, Township 20 South, Range 3 West lying East of the Louisville and Nashville Railroad and West of the Centerline of the Old Birmingham, Montgomery Highway; Also all of the NORTHWEST QUARTER of the SOUTHWEST QUARTER of said Section 25 lying North of the North Line of Parcel A and East of the L & N Railroad and West of Old Birmingham, Montgomery Highway; Also a part of the NORTHWEST QUARTER of the NORTHWEST QUARTER of said Section 25 more particularly described as follows: Commence at the Southwest Corner of said QUARTER-QUARTER SECTION and run East along the South Line 724.87 Feet to the Centerline of the OLD Birmingham, Montgomery Highway; Thence Left 93° 11' and run Northerly along Centerline of said Road, 376.21 Feet Thence Left 4° 37' and run Northerly along Centerline of said Road, 143.81 Feet to the point of beginning; Thence continue along same course 204.15 Feet; Thence Right 98° 36' and run Easterly 281.37 Feet to a point on the Westerly Right-of-Way of U. S. Highway #31; Thence Right 72° 04' 30" and run Southeasterly along said Right-of-Way 212.15 Feet; Thence Right 107° 55' 30" and run Westerly 316.14 Feet to the point of beginning. Said Parcel B situated in Shelby County, Alabama and containing 52.72 acres.

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IDENTIFIED:

Martin Marietta Corporation

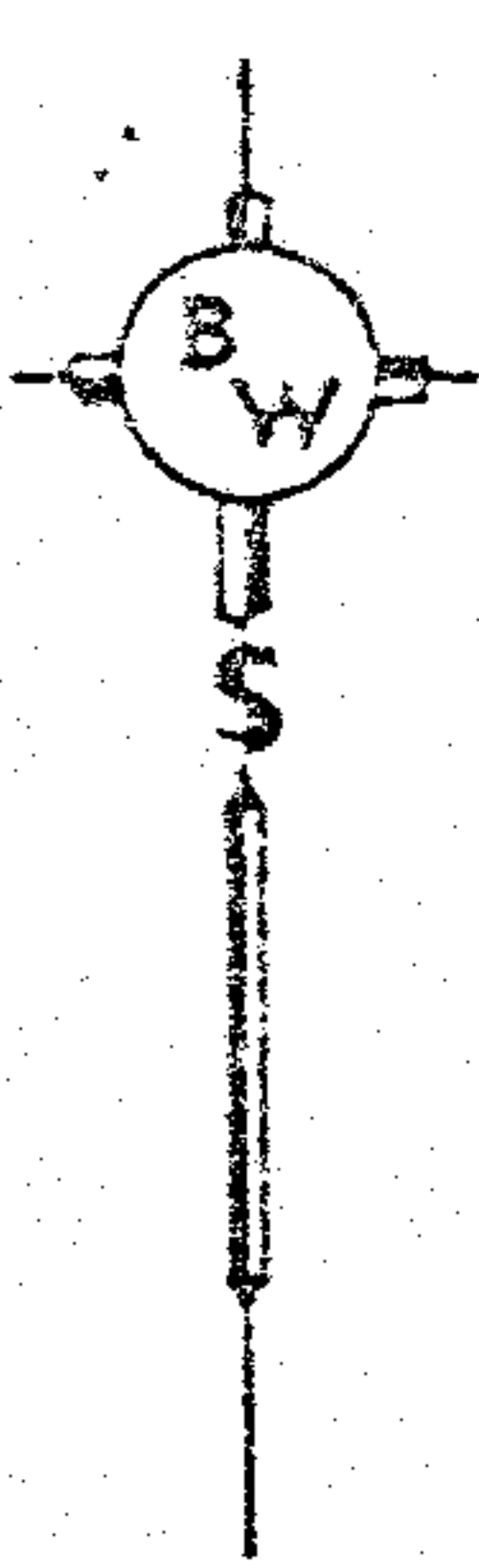
By

  
 Its Vice President

EXHIBIT A - Page 2 of 5 Pages

PROPERTY BOUNDARIES ESTABLISHED • TOPOGRAPHICAL, MORTGAGE AND CONSTRUCTION LOAN SURVEYS • LANDS SUBDIVIDED





# BETHEL W. WHITSON CO., INC.

JOHN C. GUSTIN, III PRES.

808 MASSEY BUILDING  
BIRMINGHAM, ALABAMA 35203TELEPHONE  
252-0234 -

## PARCEL C

All that part of the NORTHEAST QUARTER of the NORTHEAST QUARTER of Section 35, Township 20 South, Range 3 West, lying East of Centerline of Buck Creek and West of L & N Railroad and South of County Road #66. Said tract situated in Shelby County, Alabama and containing 3.97 Acres.

## PARCEL D

A part of the SOUTHEAST QUARTER of the SOUTHEAST QUARTER of Section 26, and the NORTHEAST QUARTER of the NORTHEAST QUARTER OF Section 35, Township 20 South, Range 3 West being more particularly described as follows: Beginning at the Intersection of the North Line of the NORTHEAST QUARTER of the NORTHEAST QUARTER of Section 35, Township 20 South, Range 3 West and the Westerly Right-of-Way of L & N Railroad and run Southerly along said Westerly Right-of-Way 151.21 Feet; Thence an angle Right of 77° 27' and run Southwesterly 418.53 Feet; Thence Left 90° and run Southeasterly 634.55 Feet to a point on the Northerly Right-of-Way of Shelby County Road #66; Thence Right 109° 21' and run Northwesterly along said Northerly Right-of-way 313. Feet more or less to Centerline of Buck Creek; Thence run North-erly along meanderings of Centerline of Buck Creek to a line which is parallel to and 771.49 Feet North of the South Line of the SOUTHEAST QUARTER of the SOUTHEAST QUARTER of Section 26, as measured along Westerly Right-of-Way of L & N Railroad; Thence run East along said Line 510 Feet more or less to said Westerly Right-of-Way of L & N Railroad; Thence run Southerly along said Right-of-Way 771.49 Feet to the point of beginning. Said Parcel situated in Shelby County, Alabama and containing 14.61 Acres.

IDENTIFIED:

Martin Marietta Corporation

By *James E. Gustin*  
Its Vice President

EXHIBIT A - Page 3 of 5 Pages

PROPERTY BOUNDARIES ESTABLISHED • TOPOGRAPHICAL, MORTGAGE AND CONSTRUCTION LOAN SURVEYS • LANDS SUBDIVIDED



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BOOK 303 PAGE 230



## BETHEL W. WHITSON CO., INC.

JOHN C. GUSTIN, III PRES.

808 MASSEY BUILDING  
BIRMINGHAM, ALABAMA 35203TELEPHONE  
252-0234 -

## PARCEL E

All that part of the SOUTHWEST QUARTER of the SOUTHEAST QUARTER of Section 26, Township 20 South, Range 3 West lying South of County Road #64. Said Parcel situated in Shelby County, Alabama and containing 38.03 Acres.

## PARCEL F &amp; G

All that part of the SOUTHEAST QUARTER of Section 23, Township 20 South, Range 3 West lying East of the Centerline of Buck Creek; Also all that part of the SOUTHWEST QUARTER of Section 24, Township 20 South, Range 3 West lying West of the L & N Railroad; Also the East Half of the NORTHEAST QUARTER of Section 26, Township 20 South, Range 3 West and all of the NORTHEAST QUARTER of the SOUTHEAST QUARTER of Section 26, Township 20 South, Range 3 West, except that part taken by L & N Railroad Right-of-Way and all of the SOUTHEAST QUARTER of the SOUTHEAST QUARTER of Section 26, Township 20 South, Range 3 West, lying North of a line which is 566.69 Feet (measured along the L & N Railroad Right-of-Way) South of and parallel to the North Line of said QUARTER-QUARTER SECTION and East of the Centerline of Buck Creek; Also all the SOUTHEAST QUARTER of the SOUTHEAST QUARTER of said Section 26, lying West of the Centerline of Buck Creek; Also all of the NORTHWEST QUARTER and all of the NORTHWEST QUARTER of the SOUTHWEST QUARTER of Section 25, Township 20 South, Range 3 West lying West of L & N Railroad Right-of-Way. Said Parcel situated in Shelby County, Alabama and containing 205.72 Acres.

IDENTIFIED:

Martin Marietta Corporation

By

Its Vice President



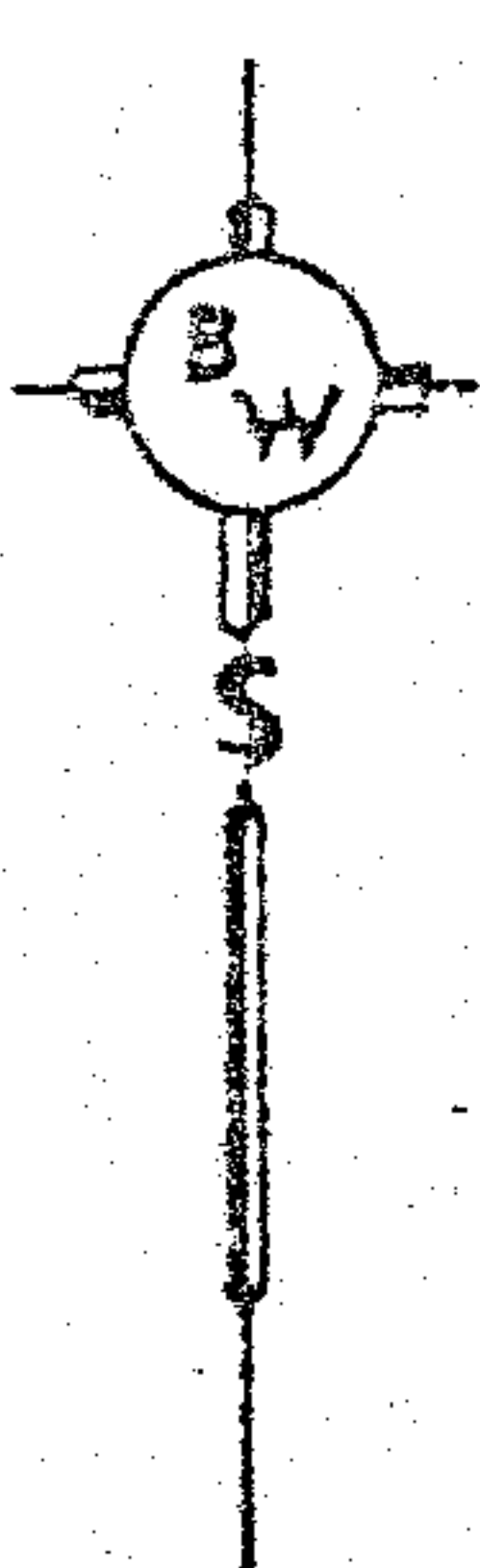
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EXHIBIT A - Page 4 of 5 Pages

ERTY BOUNDARIES ESTABLISHED • TOPOGRAPHICAL, MORTGAGE AND CONSTRUCTION LOAN SURVEYS • LANDS SUBDIVIDED

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# BETHEL W. WHITSON CO., INC.

JOHN C. GUSTIN, III PRES.

808 MASSEY BUILDING  
BIRMINGHAM, ALABAMA 35203TELEPHONE  
252-0234 -

## LEASED PROPERTY

Leased property situated in the SOUTHWEST QUARTER of the NORTHWEST QUARTER of Section 25, Township 20 South, Range 3 West, more particularly described as follows: Beginning at Intersection of the South Line of said QUARTER-QUARTER SECTION and the Westerly Right-of-Way of U. S. #31 and run Northerly along said Right-of-Way 335.45 Feet to the South Line of Jenkins Lot; Thence 104° 31' 30" and run West along Jenkins Lot 201.84 Feet to the Centerline Old Birmingham, Montgomery Highway; Thence run South along said Centerline 326 Feet to the South Line of said QUARTER-QUARTER SECTION; Thence run East along said South Line 144.81 Feet to the point of beginning. Situated in Shelby County, Alabama, and containing 1.27 acres.

### IDENTIFIED:

Martin Marietta Corporation

By *James E. Gustin*  
Its Vice President

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EXHIBIT A - Page 5 of 5 Pages

PROPERTY BOUNDARIES ESTABLISHED • TOPOGRAPHICAL, MORTGAGE AND CONSTRUCTION LOAN SURVEYS • LANDS SUBDIVIDED



2. Transmission Line Permits to Alabama Power Company dated January 7, 1913, recorded in Deed Book 48, page 626; in the Probate Office of Shelby County, Alabama. Said permit covers the S $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 35, Township 20, Range 3 West; also transmission line permits dated January 27, 1949, recorded in Deed Book 138, page 52; dated October 23, 1941, recorded in Deed Book 113, page 95; dated November 28, 1939, recorded in Deed Book 107, page 533; dated January 5, 1937, recorded in Deed Book 102, page 205; dated January 17, 1950, recorded in Deed Book 141, page 506; and dated September 27, 1954, recorded in Deed Book 170, Page 262, all in the Probate Office of Shelby County, Alabama.
3. Condemnation of right-of-way by Alabama Power Company as shown in Probate Minute Book 8, page 183, et al, showing condemnation of right-of-way over the North half of the NE $\frac{1}{4}$  of Section 35, Township 20, Range 3 West.
4. Easement to Postal Telegraph Cable Company from M. F. Powers, as indicated by receipt dated January 1, 1926, recorded in Deed Book 80, page 36 in said Probate Office. Said receipt covers the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 25, Township 20, Range 3 West.
5. Also Easement to Postal Telegraph Cable Company from A. W. Cost, as indicated by receipt dated January 1, 1926, recorded in Deed Book 80, page 40, in said Probate Office. Said receipt covers the W $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 25, Township 20, Range 3 West.
6. Lease from Keystone Lime Works, Inc. to Assembly of God Church of Keystone, Alabama, said lease being dated December 2, 1947 and recorded in Deed Book 211, page 471 in said Probate Office.
7. Lease from Keystone Lime Works, Inc. of Keystone, Alabama, to Mt. Olive Baptist Church of Keystone, Alabama, said lease being dated January 28, 1952, and recorded in Deed Book 151, page 62 in said Probate Office.
8. Road right-of-ways to Shelby County dated August 10, 1954, recorded in Deed Book 167, pages 462 through 467; dated August 10, 1954, recorded in Deed Book 169, page 59; dated December 27, 1971, recorded in Deed Book 271, page 748; and dated February 28, 1968, recorded in Deed Book 256, page 868, all in the Probate Office of Shelby County, Alabama.
9. Easement and right-of-way to American Telephone and Telegraph Company dated July 7, 1954, recorded in Deed Book 168, page 476 in said Probate Office.
10. Right-of-way of the old Montgomery to Birmingham Highway.
11. Rights-of-ways easements to Colonial Pipeline Company dated July 28, 1971, recorded in Deed Book 269, page 203 in said Probate Office.
12. Pipeline easement to Southern Natural Gas Company dated October 25, 1929, recorded in Deed Book 90, page 281 in said Probate Office.
13. Right-of-way of Keystone Street.
14. Less and except that portion of the above described property lying within the banks of Buck Creek.
15. Rights of parties in possession.
16. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
17. No liability is assumed for possible unfiled mechanics' and materialmen's liens.
18. Title to all minerals within and underlying the premises, W $\frac{1}{2}$  of the W $\frac{1}{2}$  of Section 24, Township 20, Range 3 West; W $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Section 25, Township 20, Range 3 West; NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 25, Township 20, Range 3 West, together with all mining rights and other rights, privileges and immunities relating thereto.
19. Transmission Line Permits to Alabama Power Company dated December 1, 1914, recorded in Deed Book 55, page 454; and dated May 29, 1931, recorded in Deed Book 92, page 437 in said Probate Office.
20. Easement to Southern Natural Gas Company dated September 27, 1927, recorded in Deed Book 90, page 461 in said Probate Office.

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EXHIBIT B



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Shelby Cnty Judge of Probate, AL  
01/03/1977 12:00:00 AM FILED/CERT

JUDGE OF PROBATE

*Donal H. Bunker*

*Filed Sep 9002*

1977 JAN -3 PM 3:11

STATE SEAL SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED