

19770523000049740 1/3 \$.00
Shelby Cnty Judge of Probate, AL
05/23/1977 12:00:00AM FILED/CERT

8951
WARRANTY DEED

(Corporation Form)

176,000

550
176.00
171.50

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Eight Hundred and Eighty Thousand and No/100 (\$880.000.00) DOLLARS, to the undersigned grantor, Parker Supply Company Inc., a corporation, in hand paid by Pelham Properties, Ltd., a limited partnership, the receipt of which is hereby acknowledged, the said Parker Supply Company Inc., does by these presents, grant, bargain, sell and convey unto the said Pelham Properties, Ltd., the following described real estate, situated in Shelby County, Alabama viz:

PARCEL ONE:

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A parcel of land located in the Southeast quarter of the Northwest quarter and the Southwest quarter of the Northeast quarter of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 14; thence in a Westerly direction the North line of said 1/4-1/4 Section a distance of 338.75 feet; thence 90 degrees left, in a Southerly direction a distance of 699.07 feet to the Point of Beginning; thence 180 degrees in a Northerly direction a distance of 150.0 feet to a point on a curve to the right, said curve having a central angle of 21 degrees 09 minutes 30 seconds and a radius of 242.71 feet; thence 90 degrees right to tangent of said curve; thence in a Southeasterly direction a distance of 89.63 feet along arc of said curve to end of said curve and beginning of a curve to the left, said curve having a central angle of 18 degrees 15 minutes and a radius of 647.58 feet; thence in a Southeasterly direction along arc of said curve a distance of 206.27 feet to end of said curve; thence continue in a Southeasterly direction a distance of 225.0 feet to the beginning of a curve to the right, said curve having a central angle of 5 degrees 37 minutes and a radius of 2013.57 feet; thence along arc of said curve in a Southeasterly direction a distance of 197.39 feet to end of said curve; thence continue in a Southeasterly direction a distance of 104.80 feet to the beginning of a curve to the left, said curve having a central angle of 5 degrees 04 minutes 17 seconds and a radius of 2227.17 feet; thence along arc of said curve in a Southeasterly direction a distance of 197.13 feet; thence 89 degrees 52 minutes 17 seconds right, measured from tangent of said curve, in a Southerly direction a distance of 367.58 feet to the beginning of a curve to the left, said curve having a central angle of 14 degrees 00 minutes and a radius of 1107.66 feet; thence along arc of said curve, in a Southeasterly direction a distance of 270.65 feet to end of said curve; thence continue in a Southeasterly direction a distance of 39.56 feet to the intersection of the Northeast right of way of Atlantic Coast Line Railroad; thence 136 degrees 28 minutes 30 seconds right, continuing along said right of way in a Northwesterly direction a distance of 1205.74 feet to the point of beginning. Said parcel contains 8.474 acres.

Situated in the Town of Pelham, Shelby County, Alabama.

PARCEL TWO:

BOOK 305 PAGE 534

A parcel of land located in the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 14, Thence in a Westerly direction along the North line of said 1/4-1/4 Section a distance of 338.75 feet, thence 90 degrees left in a Southerly direction a distance of 549.07 feet to a point on a curve to the right, said curve having a central angle of 21 degrees 09 minutes 30 seconds and a radius of 242.71 feet, thence 90 degrees left to tangent of said curve, thence in a Southeasterly direction a distance of 89.63 feet along arc of said curve to end of said curve and beginning of a curve to the left, said curve having a central angle of 18 degrees 15 minutes and a radius of 647.58 feet, thence in a Southeasterly direction along arc of said curve a distance of 206.27 feet to end of said curve, thence continue in a Southeasterly direction a distance of 225.0 feet to the beginning of a curve to the right, said curve having a central angle of 5 degrees 37 minutes and a radius of 2013.57 feet, thence along arc of said curve in a Southeasterly direction a distance of 197.39 feet to end of said curve, thence continue in a Southeasterly direction a distance of 104.80 feet to the beginning of a curve to the left, said curve having a central angle of 5 degrees 12 minutes and a radius of 2227.17 feet, thence continue along arc of said curve in a Southeasterly direction a distance of 197.13 feet to the Point of Beginning; thence continue along arc of said curve a distance of 5.0 feet to end of said curve, thence continue in an Easterly direction a distance of 25.0 feet, thence 90 degrees right in a Southerly direction a distance of 367.57 feet to the beginning of a curve to the left, said curve having a central angle of 14 degrees 00 minutes and a radius of 1077.66 feet, thence along arc of said curve in a Southeasterly direction a distance of 263.32 feet to end of said curve and the beginning of a curve to the right, said curve having a central angle of 39 degrees 44 minutes 05 seconds and a radius of 80.62 feet, thence along arc of said curve in a Southwesterly direction a distance of 55.91 feet to the intersection of the Northeast right of way of Atlantic Coast Line Railroad, thence 96 degrees 44 minutes 12 seconds right, measured from tangent of said curve, along said right of way in a Northwesterly direction a distance of 16.52 feet thence 43 degrees 31 minutes 30 seconds right in a Northwesterly direction a distance of 39.56 feet to the beginning of a curve to the right, said curve having a central angle of 14 degrees 00 minutes and radius of 1107.66 feet, thence along arc of said curve in a Northwesterly direction a distance of 270.65 feet to end of said curve, thence continue in a Northerly direction of 367.58 feet to the Point of Beginning.

Said parcel contains 0.464 acres.

This Conveyance subject to:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities, relating thereto, as recorded in Volume 11, Page 344.
2. Permit to Alabama Power Company dated October 14, 1974, and recorded in Deed Book 289, Page 425, in said Probate Office.
3. Permit to South Central Bell Telephone & Telegraph Company recorded in Deed Book 285, Page 183, in said Probate Office.
4. Rights of ways in favor of Alabama Power Company recorded in Volume 169, Page 19, and in Volume 127, Page 566, in Probate Office.



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TO HAVE AND TO HOLD, To the said Pelham Properties, Ltd., Its successors and assigns forever.

And said Parker Supply Company Inc., does for itself Its successors and assigns, covenant with said Pelham Properties Ltd., Its successors 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 said Pelham Properties, Ltd., Its successors and assigns forever against the Lawful claims of all persons.

IN WITNESS WHEREOF, the said Parker Supply Company Inc., by its President, Dale Parker, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of May, 1977.

PARKER SUPPLY COMPANY INC.,

ATTEST:

By: Dale Parker (SEAL)
Dale Parker Its President

Delano Morris
Secretary

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the Undersigned a Notary Public in and for said County, in said State, hereby certify that Dale Parker whose name as President of Parker Supply Company 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 17th day of May, 1977.

Louise Thomas
Notary Public

Notary Public, Alabama State at Large
My Commission Expires September 11, 1978
Bonded by Home Indemnity Co. of N.Y.

This instrument was prepared by:

C.B.Holliman P.O.Box 20129 Birmingham, Alabama 35216

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

1977 MAY 23 PM 2:30

JUDGE OF PROBATE

Rec. 4.50

Ind 1.50

\$ 181.50

See Mtg 365-260