

This instrument was prepared by

666

(Name) Robert O. Driggers, Attorney
(Address) 2824 Linden Avenue, Homewood, Alabama 35209

CORPORATION FORM WARRANTY DEED - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Thousand and No/100----- DOLLARS,

to the undersigned grantors, Jack McGuire Excavating Company, Inc.; Owens Enterprises, Inc.; and Martin & Sons, Inc. corporations, in hand paid by

84 Lumber Company

the receipt of which is hereby acknowledged, the said Jack McGuire Excavating Company, Inc.; Owens Enterprises, Inc. and Martin & Sons, Inc.

do hereby these presents, grant, bargain, sell and convey unto the said

84 Lumber Company

the following described real estate, situated in Shelby County, Alabama, to-wit:

All that parcel of real property described in EXHIBIT "A" attached hereto and by reference incorporated herein as an integral part hereof.

This conveyance is subject to the following:

1. Taxes for 1978 and subsequent years.
2. Water rights recorded in Vol. 136, Page 244, in the Probate Office of Shelby County, Alabama.
3. Mineral and mining rights and rights incident thereto.
4. Right of way to Alabama Power Company recorded in Volume 130, Page 302; in Volume 101, Page 500; and Volume 101, Page 569.
5. Right of way to Shelby County, Alabama, recorded in Volume 102, Page 441, and in Volume 153, Page 183, in Probate Office.

TO HAVE AND TO HOLD, To the said 84 Lumber Company

and assigns forever.

Jack McGuire Excavating Company, Inc.; Owens Enterprises, Inc. and Martin & Sons, Inc., does for itself, its successors and assigns, covenant with said 84 Lumber Company

and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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

84 Lumber Company

executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Jack McGuire Excavating Company, Inc.; Owens Enterprises, Inc. and Martin & Sons, Inc. by its

President,s,

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the

14th

day of April, 19 78.

JACK MCGUIRE EXCAVATING COMPANY, INC

ATTEST:

By: Jack A. McGuire President

OWENS ENTERPRISES, INC.

By: Johnny C. Owens President

MARTIN & SONS, INC.

By: Gerald P. Martin President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Jack A. McGuire whose name as President of Jack McGuire Excavating 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 14th day of April, 19 78,

Robert O. Driggers
Notary Public

ODOM, MAY & DEBUYS

** See reverse side for acknowledged ts

ATTORNEYS PROFESSIONAL SOCIATION
P.O. BOX 2000

COOM, LORRIS E THOMPSON
520 NORTH HEND STREET
BIRMINGHAM, ALABAMA 35203

TO

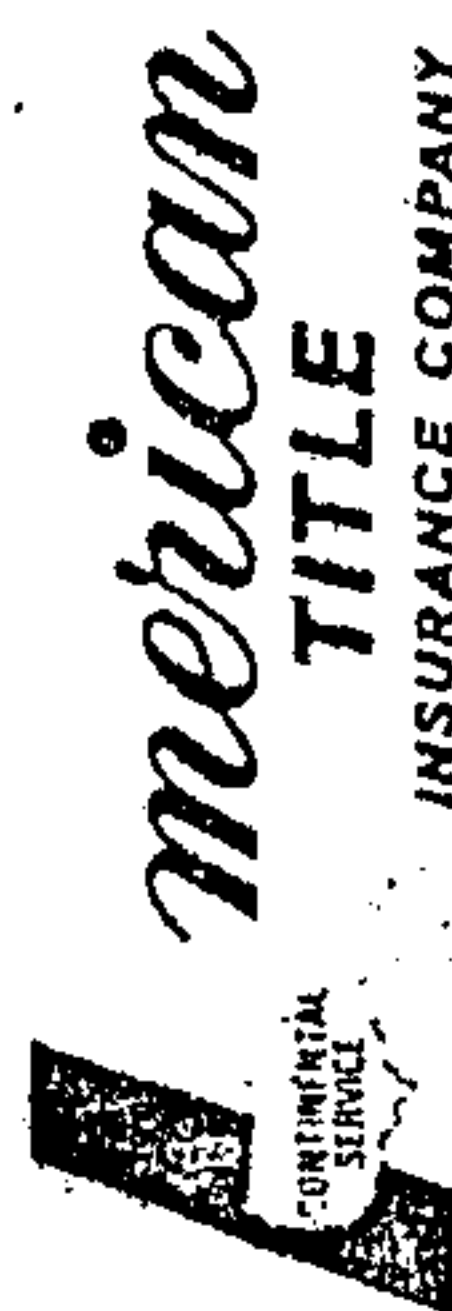
WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF

Office of the Judge of Probate:

Recording Fee \$.....

THIS FORM FROM



REALTY TITLE DIVISION
2025 4TH AVENUE NORTH
BIRMINGHAM, ALABAMA

B.T.6

19780420000047660 2/3 \$.00
Shelby Cnty Judge of Probate, AL
04/20/1978 12:00:00AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public for the State of Alabama at Large, hereby certify that Johnny E. Owens, whose name as President of Owens Enterprises, 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 on the day the same bears date, for and as the act of said corporation.

Given under my hand and official seal, this the 14th day of April, 1978.

Robert W. Triggner
Notary Public

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large, hereby certify that Lenord L. Martin, whose name as President of Martin & Sons, 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 14th day of April, 1978.

Robert W. Triggner
Notary Public

19780420000047660 3/3 \$.00
Shelby Cnty Judge of Probate, AL
04/20/1978 12:00:00AM FILED/CERT

A part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 36, Township 19, Range 3 West, described as follows: Begin at the Northwest corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section and run thence along North line of said forty North, 88 deg. 30 min. East 139.1 feet to beginning point of tract herein described; being on the East right of way line of Highway; thence Southeast along the East right of way line of said Highway South 36 deg. 30 min. East, 350 feet to North margin of Little Cahaba Road; thence along North margin of said road as follows: North 64 deg. East, 244.1 feet; North 71 deg. East 131 feet; North 63 deg. 30 min. East 55 feet; North 33 deg. 45 min. East 214.7 feet to intersection of North line of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section; thence along North line of said forty South 89 deg. 30 min. West 810.3 feet to point of beginning. LESS AND EXCEPT the following described parcel: A parcel of land located in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 36, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of said Section; thence in a Westerly direction along the North line of said Section a distance of 362.30 feet to the point of beginning; thence continue along last described course a distance of 277.20 feet; thence 131 deg. 45 min. left, in a Southeasterly direction a distance of 146.23 feet; thence 79 deg. 30 min. left, in a Northeasterly direction a distance of 210.33 feet to the point of beginning. Minerals and mining rights excepted.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A parcel of land located in the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of said 1/4 - 1/4 Section, thence in an Easterly direction, along the North Line of said 1/4 - 1/4 Section a distance of 127.08 feet to the Northeasterly Right-of-Way line of Shelby County Highway Number 275, said Point being the Point of Beginning, thence continue, along last described course, a distance of 338.19 feet, thence 109 degrees 29 minutes 40 seconds right, in a Southwesterly direction, a distance of 21.23 feet, thence 70 degrees 30 minutes 20 seconds right, in a Westerly direction, a distance of 315.87 feet to said Northeasterly Highway Right-of-Way, thence 52 degrees 42 minutes right, in a Northwesterly direction, along said Right-of-Way a distance of 25.14 feet, to the Point of Beginning.

Said parcel contains 0.15 acres.

EXHIBIT A - ENDORSEMENT NO. EA 934078

Case No. S-9120

EXHIBIT "A" attached to Warranty Deed from Jack McGuire Excavating Company, Inc.; Owens Enterprises, Inc. and Martin & Sons, Inc. to 84 Lumber Company dated April 14, 1978.

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

1978 APR 20 AM 9 07

Thomas A. Shandling, Jr.
JUDGE OF PROBATE

Deed	120.00
Rec.	5.00
Index	1.00
	<hr/> 126.00