

1008

19780822000110920 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
08/22/1978 12:00:00AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred (\$100.00) Dollars and other valuable considerations to the undersigned grantor, Pelham Industrial Park Inc., a corporation, in hand paid by Cornerstone Properties Inc., a corporation, the receipt of which is hereby acknowledged, the said Pelham Industrial Park Inc., does by these presents, grant bargain, sell and convey unto the said Cornerstone Properties Inc., the following described real estate, situated in Shelby County, Alabama to-wit:

A parcel of land located in the NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the NW 1/4 of the SE 1/4 of said Section 14; thence in a Northerly direction, along the West line of said 1/4-1/4 Section, a distance of 360 feet, more or less, to a point on the Northeast bank of Buck Creek, said point being the point of beginning; thence in a Northwesterly direction, along the Northeast bank of Buck Creek, a distance of 65 feet, more or less, to a point on the Southeast right of way line of Parker Drive (extended); thence in a Northeasterly direction, along said right of way, a distance of 110 feet, more or less; thence 106 degrees 27' right, in a Southeasterly direction, a distance of 218.96 feet; thence 106 degrees 27' left, in a Northeasterly direction, a distance of 378.0 feet; thence 90 degrees right, in a Southeasterly direction, a distance of 523.89 feet; thence 90 degrees right, in a Southwesterly direction, a distance of 165 feet, more or less, to a point on the Northerly bank of Buck Creek; thence in a Westerly direction, along the North bank of Buck Creek, a distance of 830 feet, more or less, to point of beginning. Containing 4.41 acres, more or less. Situated in Shelby County, Alabama.

As a part of the consideration herefor the Grantees herein shall execute and deliver to the Grantors a Purchase Money Mortgage conveying said property to secure payment of \$50,000. due as balance of consideration for this conveyance.

This Conveyance subject to: (1).Taxes for the year 1978. (2).Easements of Record.

TO HAVE AND TO HOLD, to the said Cornerstone Properties Inc., Its Successors and assigns forever.

And said Pelham Industrial Park Inc., does for itself, its successors and assigns, covenant with said Cornerstone Properties Inc., 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 Cornerstone Properties Inc., Its Successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Pelham Industrial Park Inc., by its President, Owen F. Parker, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of August, 1978.

PELHAM INDUSTRIAL PARK, INC.,

ATTEST:

Delano Morris  
Secretary

BY: Owen F. Parker  
President

Jack G.

STATE OF ALABAMA )

SHELBY COUNTY )

I, C.B.Holliman, a Notary Public in and for said County, in said State, hereby certify that Owen F. Parker, Whose name as President of Pelham Industrial Park 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 21st day of August, 1978.

C.B.Holliman  
Notary Public



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This instrument prepared by: C.B.Holliman  
1917 Post Oak Road  
Birmingham, Alabama 35216

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

1978 AUG 22 AM 12:23

JUDGE OF PROBATE

See Reg 382-76  
Dead Tax .50  
Rec. 3.00  
Ind. 1.00  
4.50