



19780822000111790 1/2 \$.00
 Shelby Cnty Judge of Probate, AL
 08/22/1978 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

CORPORATION FORM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE AND 00/100 (\$ 1.00) DOLLARS, and the transfer of similar real property of equal value, by the Grantee herein to the Grantor herein, to the undersigned Grantor, C. B. INTERNATIONAL, INC., a corporation, in hand paid SHERMAN HOLLAND, JR., the receipt whereof is hereby acknowledged, the said C. B. INTERNATIONAL, INC., a corporation, does by these presents, grant, bargain, sell and convey unto the said SHERMAN HOLLAND, JR., the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 25, Township 20 South, Range 3 West; thence run West along the North line of said quarter-quarter section a distance of 461.01 feet to the West right of way line of U. S. Highway No. 31, and the point of beginning; thence continue West along said North line of quarter-quarter section a distance of 144.68 feet to the centerline of the Old Birmingham-Montgomery Highway (now abandoned); thence turn an angle of 82° 55' to the left and run a distance of 341.48 feet along said centerline of said abandoned Old Birmingham-Montgomery Highway; thence turn an angle of 97° 05' to the left and run a distance of 99.26 feet to the West right of way line of U. S. Highway No. 31; thence turn an angle of 75° 31' to the left and run along said highway right of way a distance of 350.00 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 25, Township 20 South, Range 3 West, Shelby County, according to the survey of Frank W. Wheeler, Registered Land Surveyor, dated February 18, 1977.

The grantors further quit claim to the grantee all right, title, and interest which they may have in and to any right of way of the Old Birmingham-Montgomery Highway which lies West of the above described parcel and also in and to any property which lies between said Old Birmingham-Montgomery Highway and a parcel heretofore conveyed to Sherman Holland, Jr., as shown by deed recorded in Deed Book 303, at Page 326, Office of the Judge of Probate of Shelby County, Alabama.

Minerals and mining rights excepted, and subject to easements and rights of way of record, also subject to existing lease on property.

TO HAVE AND TO HOLD, To the said SHERMAN HOLLAND, JR., his heirs and assigns forever.

And said C. B. INTERNATIONAL, INC., a corporation, does for itself, its successors and assigns, covenant with said SHERMAN HOLLAND, JR., his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as stated above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its

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successors and assigns, shall warrant and defend the same to the said SHERMAN HOLLAND, JR., his heirs and assigns forever, against the lawful claims of all persons.

In WITNESS WHEREOF, the said C. B. INTERNATIONAL, INC., a corporation, by its President, Gordon W. Elliott, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 22nd day of August, 1978.

C. B. INTERNATIONAL, INC.

By Gordon W. Elliott
Gordon W. Elliott, Its President

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gordon W. Elliott, whose name as President of C. B. INTERNATIONAL, 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 22nd day of August, 1978.

John Burdette Bates
Notary Public

This instrument was prepared by: John Burdette Bates, Attorney at Law
2017-E Avenue F, Birmingham, Alabama

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122 113
Deed 50
Rec. 3.00
Fees 1.00
11.50

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