

STATE OF ALABAMA)

SHELBY COUNTY)



19780825000113690 1/3 \$.00
Shelby Cnty Judge of Probate, AL
08/25/1978 12:00:00AM FILED/CERT

1217

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred Ninety-Six Thousand Six Hundred Fifty-Eight and 50/100ths Dollars (\$196,658.50), cash in hand paid by Roy L. Martin and Marvin Burnett, d/b/a B & M Development Company, an Alabama general partnership, to THE FIRST NATIONAL BANK OF BIRMINGHAM and L. Murray Alley, as Co-Executors of the Will of Nannie Dee Durden, deceased (hereinafter called Grantors), receipt whereof is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said Roy L. Martin and Marvin Burnett (hereinafter called Grantees), the following described real estate located in Shelby County, Alabama, to-wit:

Part of Sections 20 & 29, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the SW/4 of SE/4, Section 20, & run N along the E line of same 734.12 ft to the POINT OF BEGINNING: Thence right 84°00' & run northeasterly 598.78 ft to a point on a curve on the southwesterly right-of-way of U.S. Highway #31 South, said curve having a radius of 11,287.91 ft; thence right 71°11'35" to the tangent of said point on curve & run southeasterly & along arc of said curve & right-of-way 417.44 ft to the point of tangent; thence continue southeasterly along tangent of right-of-way 979.22 ft to the point of curve of a curve to the right, having a radius of 3,428.12 ft; thence run southeasterly along arc of said curve & right-of-way 360.07 ft to a point on the curve, said point on curve being an intersection with the E line of the NE/4 of NE/4 of Section 29; thence right 22°46'19" from the tangent of said point on curve & run S along said E line of said 1/4-1/4 section 645.87 ft to the SE corner of same; thence right 92°04'11" & run W along the S line of said NE/4 of NE/4 1,379.73 ft to the SW corner of same; thence right 87°22'47" & run N 333.04 ft; thence left 87°19'32" & run westerly 1,097.89 ft to a point on the northeasterly right-of-way of the Louisville & Nashville Railroad; thence right 62°35'02" & run northwesterly along said right-of-way 3,558.73 ft to an intersection with an old fence line; thence right 121°40'38" & run easterly along said fence line 255.16 ft; thence right 4°40' & continue along said fence line 123.02 ft; thence left 2°43' & continue 306.93 ft; thence left 1°38' & continue 347.68 ft; thence left 3°00' & continue along said fence line 159.28 ft to its intersection with the E line of the NE/4 of SW/4 of Section 20; thence right 85°21' & run S along said 1/4-1/4 line 715.38 ft to the SE corner of said 1/4-1/4 section; thence left 86°49'42" & run E along the N line of the SW/4 of SE/4 of Section 20; thence right 42°57'23" & run southeasterly 746.51 ft to a point on the W line of the SE/4 of SE/4 of Section 20; thence right 42°57'23" & run S along said 1/4-1/4 line 100.00 ft to the Point of Beginning.

All in Sections 20 and 29, Township 21 South, Range 2 West, Shelby County, Alabama. Containing in the aggregate 156.70 acres, more or less.

TO HAVE AND TO HOLD unto the said Roy L. Martin and Marvin Burnett, their successors and assigns forever.

It is specifically understood that the Grantors have executed this conveyance subject to:

1. Ad valorem taxes due and payable October 1, 1978, which the Grantees herein assume and agree to pay.
2. Existing rights-of-way, building restrictions, en-

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croachments, recorded and/or unrecorded easements, if any, overlaps, deficiency in quantity of ground, boundary line disputes, or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.

3. Right-of-way to Shelby County, Alabama, as recorded in Deed Book 102, Page 444.
4. Right-of-way granted to Alabama Power Company by instrument(s) recorded in Deed Book 99, Page 461.

This instrument is executed without warranty or representation of any kind on part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in their individual or corporate capacities and the undersigned expressly limit their liability hereunder to the property now or hereafter held by them in the representative capacity named.

IN WITNESS WHEREOF, THE FIRST NATIONAL BANK OF BIRMINGHAM, Birmingham, Alabama, and L. Murray Alley, have caused this conveyance to be executed in their names and on their behalf in their capacity as Co-Executors as aforesaid, on this 31st day of July, 1978.

THE FIRST NATIONAL BANK OF BIRMINGHAM, as
Co-Executor of the Will of Nannie Dee
Durden, deceased.

BY: Henry A. Long Jr.
Vice President and Trust Officer

L. Murray Alley
L. Murray Alley, as Co-Executor of the
Will of Nannie Dee Durden, deceased.

STATE OF ALABAMA)
JEFFERSON COUNTY)

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Henry A. Long, Jr., and Paul L. Ash, whose names as Vice President and Trust Officer, and Assistant Trust Officer, respectively, of THE FIRST NATIONAL BANK OF BIRMINGHAM, Birmingham, Alabama, a national banking corporation, as Co-Executor of the Will of Nannie Dee Durden, deceased, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Co-Executor as aforesaid.

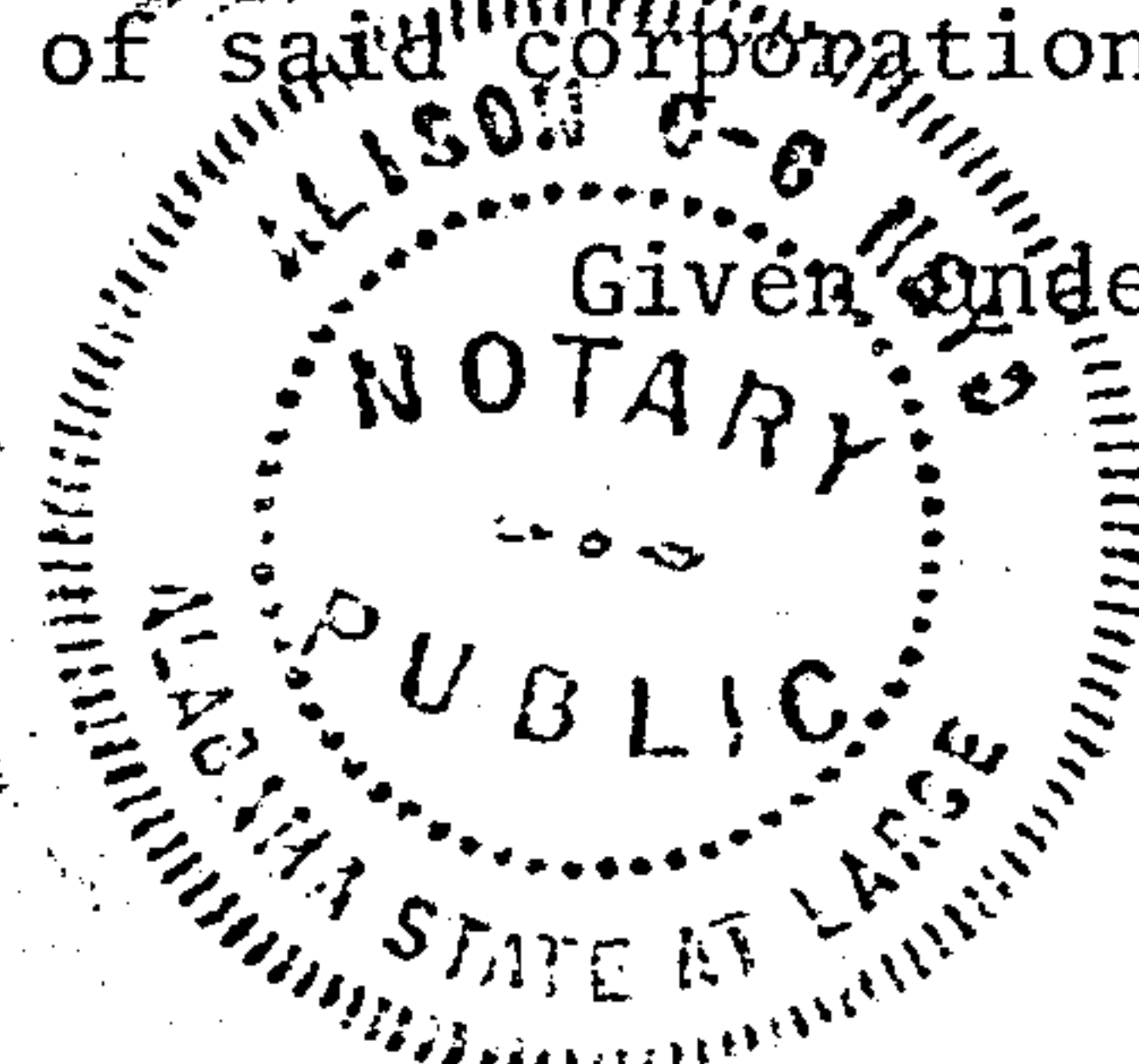
Given under my hand and official seal this 31st day of July, 1978.

Alison C. G. Heyd
NOTARY PUBLIC
My Commission expires: 4-25-79

BOOK 314 PAGE 558



Assistant Trust Officer

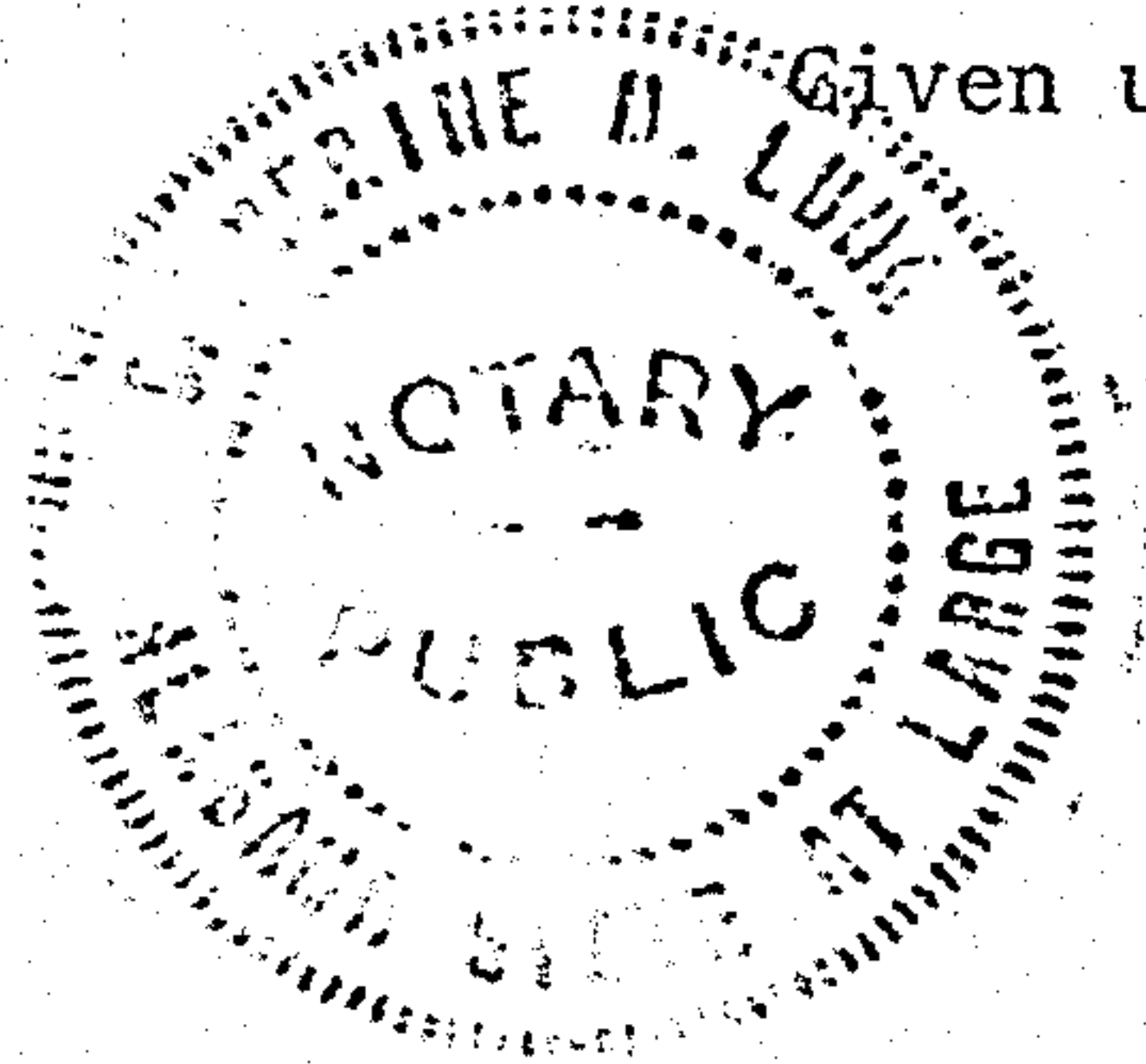


STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that L. MURRAY ALLEY, as Co-Executor of the Will of Nannie Dee Durden, deceased, whose name 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, in his capacity as such Co-Executor, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July, 1978.



Catherine M. Luna
NOTARY PUBLIC

My Commission expires: Aug. 5, 1980

BOOK 314 PAGE 559

CLERK OF ALA. SHELBY CO.
FILED BY THIS
OFFICE WAS FILED

AUG 25 AM 9:30

James A. [Signature]
JUDGE OF PROBATE

Need tax 19700
Rec. 450
100
20250

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