

STATE OF ALABAMA

SHELBY COUNTY

482
RIGHT OF FIRST REFUSAL OPTION

19790312000030170 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/12/1979 12:00:00 AM FILED/CERT

In consideration of the sum of other valuable considerations and One and No/100 (\$1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, I, the undersigned, Esther B. Roper, a widow, do give, grant, and convey first, unto Henry D. Mitchell and wife, Doris Downs Mitchell, and if they should refuse, as provided below, then to W. Joe Downs and wife, Harriett Snyder Downs, their heirs and assigns, what is commonly known as the right of first refusal, in and to the following described property situated in Shelby County,

Alabama, viz.:

TRACT III:

Commence at the Southeast corner of Section 20, Township 19 South, Range 1 East, Shelby County, Alabama; thence 4 deg. 30 min. right from the South line of said Section 20, and Westerly 433.16 feet to a point; thence 74 deg. 15 min. right and Northwesterly 80.35 feet to a point on the North right of way line of U. S. Highway Number 280 and the point of beginning of the property being described; thence continue along last described course 145.11 feet to a point; thence 5 deg. 24 min. right and Northerly 158.60 feet to a point; thence 25 deg. 20 min. right and Northeasterly 316.13 feet to a point; thence 60 deg. 49 min. right and Easterly 183.18 feet to a point; thence 39 deg. 01 min. right and Southeasterly 588.57 feet to a point on the West right of way line of Shelby County Highway Number 51; thence 95 deg. 18 min. right and Southwesterly along said right of way line 407.05 feet to a point on the North right of way line of U. S. Highway Number 280; thence 55 deg. 46 min. right and Westerly along said North right of way line of Highway 280 514.34 feet to the point of beginning, containing 8.1 acres and marked on the corners with iron pins as shown on the plat, subject to easements, rights of way and restrictions of record.

This right of first refusal option shall remain in effect for a term of 10 years and shall bind said Esther B. Roper and her heirs or devisees, in the event she or they should decide to sell and convey said property, or any part thereof, to offer said property for sale to said grantees at and for the same price, and upon the same terms and conditions, as said property would be offered for sale to some person or corporation other than said grantees.

Should the grantor decide to sell and convey said property, or any part thereof, she shall first notify the grantees of her intention to sell and convey said property and the price, terms, and conditions, of said proposed sale. If the grantees fail to accept said offer within thirty days, the grantor may then sell and convey said property for the same price, and according to the same terms and conditions, to any other person or corporation as she may choose.

The grantor, Esther B. Roper, reserves and excepts from the provisions hereof the right to sell and convey a portion of the above property consisting of approximately one acre to Charles Burke and wife, Regina Burke, if

BOOK 29 PAGE 871

1008 N. 3

they desire to buy the same.

TO HAVE AND TO HOLD unto the said grantees, their heirs and assigns,
according to the terms and provisions herein above stated.

WITNESS MY HAND AND SEAL on this 8th day of March, 1979.

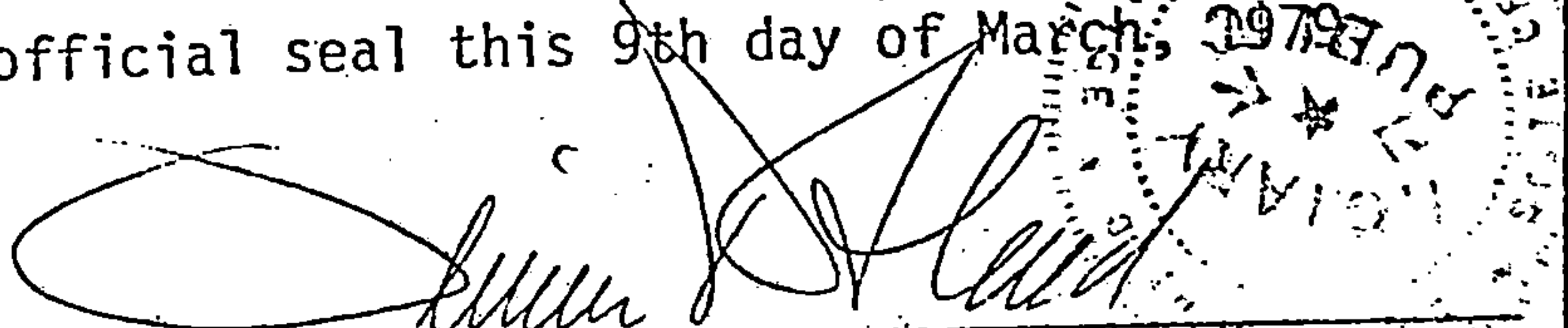

Esther B. Roper, grantor

STATE OF ALABAMA

SHELBY COUNTY

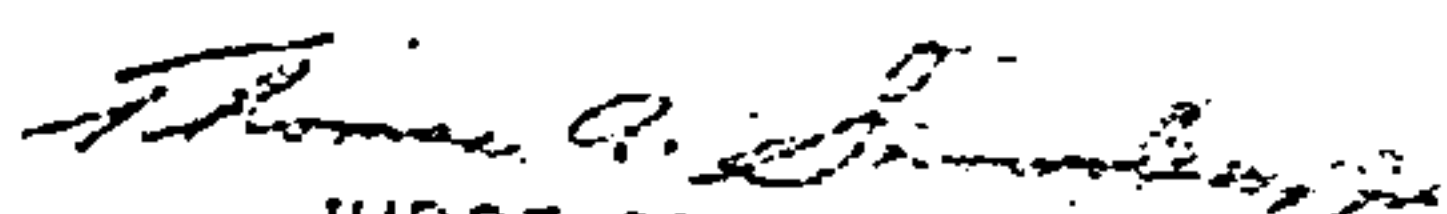
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Esther B. Roper, a widow, whose name is signed to the foregoing Right Of First Refusal Option, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Right Of First Refusal Option she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of March, 1979.


Notary Public

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

1979 MAR 12 AM 9:40


JUDGE OF PROBATE

Rec. 300
Ind. 100
400


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