

1137
GENERAL WARRANTY DEED

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Shelby Cnty Judge of Probate, AL
03/28/1979 12:00:00AM FILED/CERT

THIS DEED, made and entered into this 22 day of MARCH, 1979, by and between ECOFF TRUCKING, INC., an Indiana corporation, with offices at 625 East Broadway, Fortville, Indiana 46040, party of the first part, and DARRYL ANN SCHILLI, Trustee under Indenture of Trust dated December 30, 1976 for the benefit of Robert B. Schilli, Jr., 29 Clayton Hills Lane, St. Louis, Missouri 63131, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the said party of the second part, as Trustee under Indenture of Trust dated December 30, 1976 for the benefit of Robert B. Schilli, Jr., an undivided one-half interest in the following described improved real estate situated in Alabaster, Alabama, to-wit:

PARCEL B:

Commence at the SE corner of Sec. 12, T-21-S, R-3-W; thence run West along the South line of said section a distance of 1048.89 feet to the N.E. right of way line of Interstate Hwy. I-65; thence turn an angle of 55 deg. 31 min. to the right and run along said highway right of way a distance of 237.87 feet; thence turn an angle of 1 deg. 08 min. 06 sec. to the right and run along said R.O.W. line a distance of 210.20 feet to the point of beginning; thence turn an angle of 2 deg. 27 min. 52 sec. to the right, to the chord of a R.O.W. curve; thence run along said R.O.W. curve, (whose Delta Angle is 2 deg. 27 min. 52 sec. to the right; radius is 11,311.04 ft., Tangent Distance is 243.28 feet, Length of Arc is 486.50 feet, chord distance is 486.46 feet); thence turn an angle of 112 deg. 34 min. 54 sec. to the right from chord of said curve and run a distance of 512.38 feet; thence turn an angle of 127 deg. 13 min. 54 sec. to the right and run a distance of 126.95 feet; thence turn an angle of 25 deg. 57 min. to the left and run a distance of 199.00 feet; thence turn an angle of 47 deg. 48 min. to the right and run a distance of 210.00 feet to the point of beginning. Situated in the South half of the SE-1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, and containing 3.0 acres.

ALSO, an easement for a right of way of a uniform width of 10 feet over and across a parcel of land designated as Parcel "A" to provide ingress and egress by a railroad spur line or siding line to and from said above designated Parcel "B" and the existing right of way of the Louisville & Nashville Railroad Company (said Louisville & Nashville Railroad Com-

pany's right of way being a portion of the North property line of said Parcel "A"). Described as follows:

PARCEL "A":

Commence at the SE corner of Sec. 12, T-21-S, R-3-W, thence run West along the South line of said section a distance of 1048.89 ft. to the NE R.O.W. line of Interstate Hwy. I-65, thence turn an angle of 55 deg. 31 min. to the right and run along said Hwy. R.O.W. a distance of 237.87 ft., thence turn an angle of 1 deg. 08 min. 05 sec. to the right and run along said R.O.W. line a distance of 210.20 ft., thence turn an angle of 2 deg. 27 min. 52 sec. to the right and run along a cord of R.O.W. curve a cord distance of 486.46 ft. to a point on the R.O.W. line of Interstate Hwy. I-65, and the point of beginning. Thence turn an angle of 2 deg. 46 min. 34 sec. to the right to the cord of a R.O.W. curve and run along said R.O.W. curve (whose Delta Angle is 3 deg. 05 min. 15 sec. to the right, Tangent Distance is 304.82 ft., Radius is 11,311.04 ft., cord distance is 609.42 ft., Length of Arc is 609.50 ft.) to the North line of the S-1/2 of the SE-1/4 of Sec. 12, thence run East along the North line of said 1/4-1/4 section a distance of 290.43 ft., more or less, to the SE R.O.W. line of the L & N Railroad. Thence turn an angle of 24 deg. 31 min. 09 sec. to the right and run along said R.O.W. a distance of 188.08 ft. to the P.C. of a R.O.W. curve, thence continue in the same direction along said R.O.W. curve (whose Delta Angle is 14 deg. 44 min. 28 sec. to the left, Radius is 2826.30 ft. Length of Arc is 727.15 ft.) to the Northwest R.O.W. line of a paved county highway, thence turn an angle of 85 deg. 59 min. 51 sec. to the right from the cord of said curve, and run along said county hwy. R.O.W. a distance of 210.00 ft., thence turn an angle of 87 deg. 11 min. 43 sec. to the right and run a distance of 110.16 ft., thence turn an angle of 1 deg. 28 min. 43 sec. to the right and run a distance of 187.78 ft., thence turn an angle of 17 deg. 03 min. 54 sec. to the left and run a distance of 512.33 ft. to the point of beginning. Situated in the S-1/2 of the SE-1/4 of Sec. 12, T-21-S, R-3-W, Shelby County, Ala., and containing 7.58 Acres.

PARCEL C:

Commence at the SE corner of the SE-1/4 of the SE-1/4 of Section 12, Township 21 South, Range 3 West; thence run West, along the South line of said quarter quarter section, a distance of 1048.89 feet, to the East R.O.W. line of I-65 Sta. 537 plus 80; thence turn an angle of 55 deg. 51 min. to the right and run a distance of 237.87 feet to a point on the East R.O.W. line of I-65 and the North R.O.W. line of a County Highway; thence turn an angle of 88 deg. 50 min. to the right and run a distance of 210.00 feet to a point on said R.O.W. line, and the point of beginning, being a point on a curve; thence continue in the same direction, along the R.O.W. curve (whose Delta angle is 21 deg. 38 min. to the left, Tangent distance is 180.70 feet, Radius is 945.79 feet, arc distance is 357.10 feet), to the P.T. of said curve; thence turn an angle of 93 deg. 24 min. to the left from tangent of said curve; and run a distance of 77.00 feet; thence turn an angle of 86 deg. 45 min. to the right and run a distance of 202.70 feet; thence turn an angle of 92 deg. 47 min. to the left and run a distance of 187.78 feet; thence turn an angle of 69 deg. 56 min. to the left and run a distance of 136.95 feet; thence turn an



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angle of 25 deg. 57 min. to the left and run a distance of 199.00 feet to the NE corner of the Central Ala. Gas Co. Lot; thence turn an angle of 36 deg. 23 min. to the left and run along said Lot, a distance of 210.00 feet, the point of beginning. Situated in the SE-1/4 of the SE-1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated April 28, 1969 and containing 2.36 acres.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging unto the said party of the second part, and to the successors and assigns of such party forever.

The said party of the first part hereby covenanting that it and its successors shall and will warrant and defend the title to the premises unto the said party of the second part and to the successors and assigns of such party forever, excepting, however, the general taxes for the calendar year 1978 and thereafter, and special taxes becoming a lien after the date of this Deed.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed by its President and its corporate seal, attested by its secretary, to be hereunto affixed.

ECOFF TRUCKING, INC.

By

President

Attest:

Helen D. Ecoff
Secretary Helen D. Ecoff

STATE OF ALA. SHELBY CO.

LOCATED BY THIS

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STATE OF INDIANA)

) ss.

COUNTY OF HANCOCK)

NOTARY PUBLIC

On this 22 day of March, 1979, before me appeared Rex V. Ecoff, to me personally known, who being by me duly sworn did say that he is the President of Ecoff Trucking, Inc., a corporation of the State of Indiana, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said Rex V. Ecoff acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Sarah P. Shaw
Notary Public Sarah P. Shaw

My term expires: 12-10-82

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