

The proceeds of this loan have been applied on the purchase price of the property described herein, conveyed to mortgagors simultaneously herewith.

STATE OF ALABAMA)

~~NEWBERRY~~ COUNTY)
SHELBY

WARRANTY DEED

19790330000038860 1/3 \$.00
Shelby Cnty Judge of Probate, AL
03/30/1979 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for a good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, Alpha Partnership, Ltd., an Alabama limited partnership (herein called "Grantor"), does hereby grant, bargain, sell and convey unto Shelby Mart, Ltd., an Alabama limited partnership (herein called "Grantee") the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel A:

Part of the SW 1/4 of NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, said part being more particularly described as follows: From the northwest corner of said SW 1/4 of NE 1/4, run east along the north line thereof for 881.83 feet, more or less to a point on the west line of the right-of-way of U. S. Highway 31; thence turn an angle to the right of 115°53' and run southwesterly along said west right-of-way line for a distance of 288.99 feet to a point of beginning; thence continue southwesterly along said west right-of-way line for a distance of 103.82 feet; thence turn at an angle to the right of 90°00' and run westerly for a distance of 80 feet; thence turn at an angle to the right of 90°00' and run northerly for a distance of 65 feet; thence turn at an angle to the right of 64°07' and run easterly for a distance of 88.92 feet to the point of beginning, said land containing 6,753 square feet more or less.

Parcel B:

Part of the SW 1/4 of NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, said part being more particularly described as follows: From the northwest corner of said SW 1/4 of NE 1/4 run east along the north line thereof for 881.83 feet, more or less, to a point on the west line of the right-of-way of U. S. Highway 31; thence turn at an angle to the right of 115°53' and run southwesterly along said west right-of-way line for a distance of 853.17 feet to a point of beginning; thence continue southwesterly along said west right-of-way line for a distance of 91.76 feet; thence turn at an angle to the right of 65°01' and run westerly for a distance of 137.90 feet; thence turn at an angle to the right of 114°59' and run northeasterly for a distance of 150.00 feet; thence turn at an angle to the right of 90°00'

and run easterly 125.0 feet to the point of beginning; said land containing 15,110.00 square feet, more or less.

SUBJECT TO:

1. Ad valorem taxes for the year 1979, which are a lien but not due and payable until October 1, 1979.
2. All easements, restrictions and encumbrances of record.

(said real estate being hereinafter referred to as the "Premises").

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

The Grantor does for itself, and for its successors and assigns, covenant with said Grantee, and its successors and assigns, that it is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that it has good right to sell and convey the same as done hereby; and that it will, and its successors and assigns shall warrant and defend title to the Premises to the said Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantor, Alpha Partnership, Ltd., has caused this instrument to be executed on this 20th day of March, 1979.

ALPHA PARTNERSHIP, LTD., an
Alabama limited partnership

By: James H. White

Its: General Partner



19790330000038860 2/3 \$.00
Shelby Cnty Judge of Probate, AL
03/30/1979 12:00:00AM FILED/CERT

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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that James H. White, Jr., whose name as General Partner of Alpha Partnership, Ltd., an Alabama limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such General Partner, and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand and seal this 30th day of March, 1979.

My Commission Expires November 14, 1981

John L. Lilly
Notary Public

deed Tax \$ 40.00
Rec. 4.50
Ind. 1.06
45.50

STATE OF ALA. SHELBY CO.
JUL 10 1979
MAR 30 PM 2:07
Shelby County Judge
OFFICE OF PROBATE

19790330000038860 3/3 \$.00
Shelby Cnty Judge of Probate, AL
03/30/1979 12:00:00AM FILED/CERT

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