

This instrument prepared by

724

(Name) Douglas Corretti, of the firm of Corretti, Newsom & Rogers

(Address) 529 Frank Nelson Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19791016000134630 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
10/16/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Thousand and No/100 (\$120,000.00) Dollars and the assumption of the hereinafter described mortgages, and the execution of a Purchase Money Mortgage in the amount of \$95,222.00.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Glenn A. Lollar and wife, Brenda Murphree Lollar

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto KMP Enterprises, an Alabama general partnership

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot in the SE 1/4 of NW 1/4 of Section 22, Township 22 South, Range 2 West, described as follows: Commence at the NE corner of SE 1/4 of NW 1/4 of Section 22, Township 22 South, Range 2 West; thence run West along the North line of SE 1/4 of NW 1/4 a distance of 287.58 ft. to the southeast R.O.W. line of existing Highway 25; thence turn an angle of 36° 13 minutes to the left and run along the Southeast R.O.W. line of existing Highway 25 a distance of 281.35 ft. to the West R.O.W. line of a proposed State Highway County road relocation; thence turn an angle of 61° 42 minutes to the left and run along the West line of said proposed State Highway County Road relocation a distance of 221.0 ft. to the point of beginning; thence continue in the same direction along the West line of said proposed State Highway County Road relocation a distance of 389.6 ft. to the point of intersection of the West line of said proposed State Highway County Road relocation with the Northeast R.O.W. line of State Highway Project No. 1-202-2(7), and the North R.O.W. line of the proposed relocation of State Highway 25; thence turn an angle of 120° 54 minutes to the right and run along the Northeast R.O.W. line of State Highway Project No. 1-202-2(7) a distance of 107.37 ft.; thence turn an angle of 41° 50 minutes to the right and continue along said R.O.W. line a distance of 233.81 ft.; thence turn an angle of 10° 50 minutes to the right and run along said R.O.W. line a distance of 81.15 ft.; thence turn an angle of 86° 22 minutes to the right and run a distance of 173.15 ft. to the point of beginning. Situated in the SE 1/4 of NW 1/4 of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama.

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Subject to: Ad valorem taxes for the current tax year, 1980.

\*\*\*SEE REVERSE SIDE HEREOF\*\*\*

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 16<sup>th</sup> day of October, 1979

(Seal)

(Seal)

(Seal)

Glenn A. Lollar (Seal)  
Brenda Murphree Lollar (Seal)  
BRENDA MURPHREE LOLLAR (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Glenn A. Lollar and wife, Brenda Murphree Lollar whose names 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of October, 1979 A. D., 1979

Notary Public

CONTINUATION OF LEGAL DESCRIPTION:

Subject to: 2. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed 80, Page 195; Deed 202, Page 361; Deed 121, Page 353; Deed 213, Page 379; Deed 99, Page 386 and Deed 219, Page 129.

3. Right of way, rights in connection therewith, including limited right of access as granted to the State of Alabama, by instrument(s) recorded in Deed 197, Page 192; Deed 197, Page 334, Deed 197, Page 332.

4. Right of Way granted to Shelby County in Deed 86, Page 224; Deed 86, Page 223 and Deed 107, Page 396.

5. Subject to terms and conditions between Clarice Stone Farris, as lessor and Pure Oil Company, a division of Union Oil Company of California, as lessee, as recorded in Deed Book 247, Page 138.

6. That Certain Mortgage executed to City Federal Savings & Loan Association, recorded in Mortgage Book 286, Page 160, in said Probate Office.

7. That Certain Mortgage executed to Bernice Hightower, recorded in Mortgage Book 294, Page 713, in said Probate Office.

8. That Certain Wrap-Around Mortgage executed to O. C. Farris and Clarice Farris, recorded in Mortgage Book 363, Page 838, in the said Probate Office, which said mortgage the grantee herein expressly agrees to assume and to pay according to its terms and conditions.

\$95,222.00 of the purchase price recited above was paid by execution of a Purchase Money Mortgage simultaneously with delivery of this deed.

The named grantee by acceptance of delivery of this deed, accepts the improvements on said real estate in their "as-is" condition.

*Glenn A. Lollar*  
\_\_\_\_\_  
GLENN A. LOLLAR

*Brenda Murphree Lollar*  
\_\_\_\_\_  
BRENDA MURPHREE LOLLAR

WITNESSED:

*David F. Owen*  
\_\_\_\_\_

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19791016000134630 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
10/16/1979 12:00:00AM FILED/CERT

OCT 16 PM 3:36  
*Deed tax - 120.00*  
*rec 3.00*  
*Ind. 1.00*  
124.00

RETURN TO:

GLENN A. LOLLAR and  
wife, BRENDA MURPHREE  
LOLLAR  
TO

KMP ENTERPRISES,  
an Alabama General  
Partnership

**WARRANTY DEED**

STATE OF ALABAMA,  
ELBY County.

Judge of Probate

LAWYERS TITLE INSURANCE  
CORPORATION  
Title Insurance  
BIRMINGHAM, ALA.

DEED TAX \$  
RECORD FEE \$  
TOTAL \$