

672
This Instrument was prepared by

(Name) Maurice L. Shevin, Esquire

(Address) 2222 Arlington Avenue, Birmingham, Alabama 35205

STATE OF ALABAMA

X

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SHELBY

That in consideration of TWENTY-TWO THOUSAND AND 00/100 (\$22,000.00) DOLLARS, and the assumption of the within described mortgage, to the undersigned grantors, JAMES W. HUCKABY, JR., and wife, LOIS G. HUCKABY, H. B. LEE and wife, LINDA LEE, and CHENAULT-BONE REALTY CO., INC., a corporation, in hand paid by CHENBONE LAND NUMBER ONE, LTD., a limited partnership, the receipt of which is hereby acknowledged, the said JAMES W. HUCKABY, JR., and wife, LOIS G. HUCKABY, H. B. LEE and wife, LINDA LEE and CHENAULT-BONE REALTY CO., INC., a corporation, does by these presents, grant, bargain, sell and convey unto the said CHENBONE LAND NUMBER ONE, LTD, a limited partnership, the following described real estate, situated in SHELBY COUNTY, ALABAMA

(SEE ATTACHED PAGE FOUR)

This conveyance is made subject to:

1. Ad Valorem taxes for the year 1979, currently due and payable, which Grantee herein assumes and agrees to pay.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, recorded in Volume 6, Page 80, in the Probate Office of Shelby County, Alabama. (as to Parcel I)
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, recorded in Volume 121, Page 437, in the said Probate Office. (as to Parcel II)
4. Right of Way to Shelby County, Alabama, for road, as recorded in Volume 135, Page 371, in the said Probate Office (as to Parcel II)
5. Right of Way to Shelby County, Alabama, for road, as recorded in Volume 135, Page 370, in the said Probate Office. (as to Parcels I & II)
6. That part of subject properties that lie within the bounds of road. (as to Parcels I & II)
7. Grantee assumes and agrees to pay that certain mortgage given by James W. Huckaby, Jr., and wife Lois G. Huckaby (3/6 interest), H. B. Lee and wife Linda Lee (1/6 interest), and Chenault-Bone Realty Co., Inc., (2/6 interest) to Central Bank of Birmingham, Alabama as recorded in Volume 392, Page 116, dated May 18, 1979, and filed May 29, 1979, in the Probate Office of Shelby County, Alabama; which mortgage indebtedness Grantors and Grantee hereby agree and acknowledge to be SEVENTY-SEVEN THOUSAND AND 00/100 (\$77,000.00) DOLLARS, plus accrued interest to date of TWO THOUSAND SEVEN HUNDRED SIXTY-EIGHT AND 86/100 (\$2,786.86) DOLLARS.



19791220000164740 1/4 \$.00
Shelby Cnty Judge of Probate, AL
12/20/1979 12:00:00AM FILED/CERT

BOOK 323 PAGE 953

Shelby County

TO HAVE AND TO HOLD, To the said CHENBONE LAND NUMBER ONE, LTD., a limited partnership, its heirs and assigns forever.

And the said JAMES W. HUCKABY, JR., and wife, LOIS G. HUCKABY, H. B. LEE and wife, LINDA LEE, and CHENAULT-BONE REALTY CO., INC., a corporation, do for themselves, their successors and assigns, covenant with the said CHENBONE LAND NUMBER ONE, LTD., a limited partnership, it heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that they have good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the same to the said CHENBONE LAND NUMBER ONE, LTD., a limited partnership, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13th day of December, 1979.

<u>James W. Huckaby Jr.</u> JAMES W. HUCKABY, JR.	(Seal)	<u>H. B. Lee</u> H. B. LEE	(Seal)
<u>Lois G. Huckaby</u> LOIS G. HUCKABY	(Seal)	<u>Linda Lee</u> LINDA LEE	(Seal)

IN WITNESS WHEREOF, the said CHENAULT-BONE REALTY CO., INC., a corporation, by its President, B. L. CHENAULT, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of December, 1979.

ATTEST:

CHENAULT-BONE REALTY CO., INC.

BY B. L. Chenaunt
B. L. CHENAULT, President

Robert W. Bone
ROBERT W. BONE, Secretary

STATE OF ALABAMA

COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. Huckaby, Jr., and wife, Lois G. Huckaby and H. B. Lee and wife, Linda Lee, 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 13th day of December, 1979.

Jimmy D Brown
NOTARY PUBLIC

19791220000164740 2/4 \$.00
Shelby Cnty Judge of Probate, AL
12/20/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA


COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that B. L. CHENAULT, whose name as President of CHENAULT-BONE REALTY CO., INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 13th day of December, 1979.


NOTARY PUBLIC

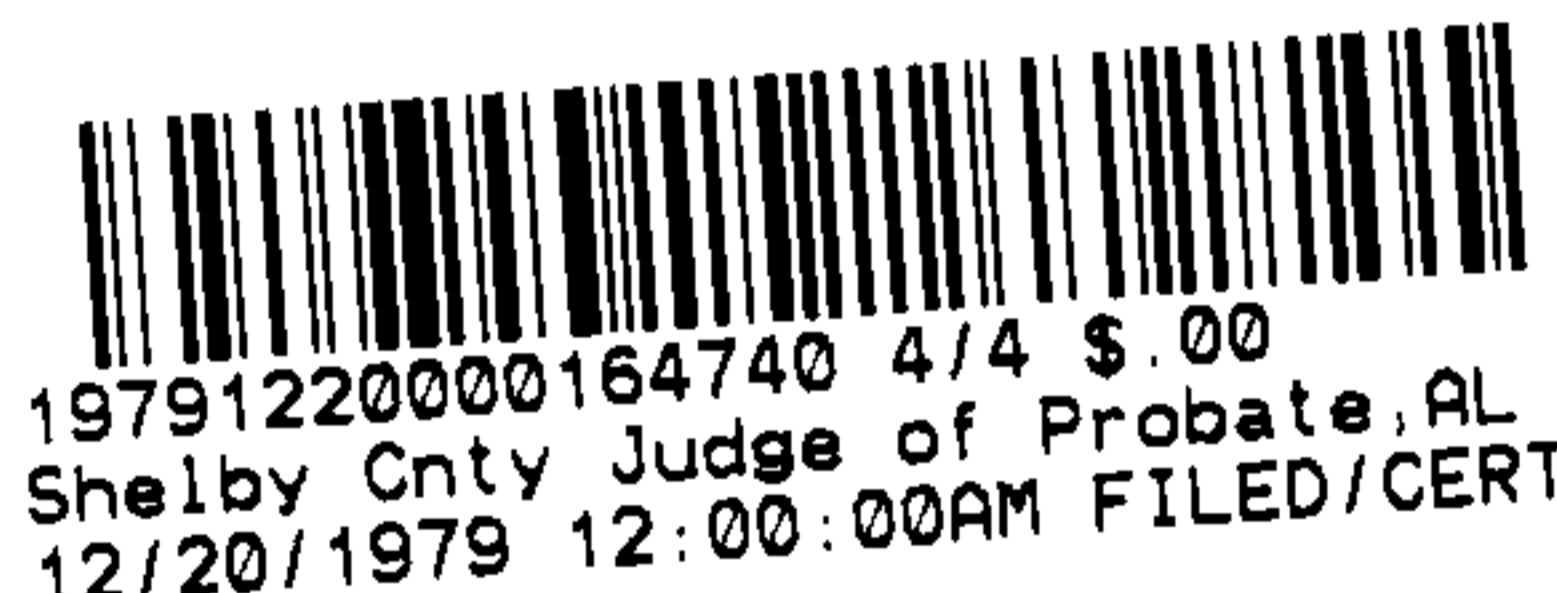
Notary Public, Alabama State at Large
My Commission Expires August 9, 1983
Bonded by Home Indemnity Co. of N.Y.


19791220000164740 3/4 \$.00
Shelby Cnty Judge of Probate, AL
12/20/1979 12:00:00AM FILED/CERT

BOOK 323 PAGE 956

PARCEL I:

A part of the Northwest Quarter of Northeast Quarter of Section 36, Township 19 South, Range 3 West, more particularly described as follows: Commence at the Northeast corner of the Northwest Quarter of Northeast Quarter of Section 36, Township 19 South, Range 3 West, thence Southerly along the East line of said quarter-quarter section to the South right of way line of the Old (abandoned) right of way of the Acton Branch Railroad, which is the point of beginning; thence continue South along said quarter-quarter section line 516.9 feet, more or less, to the centerline of the Helena-Acton Road; thence 60 degrees 06 minutes 30 seconds right southwesterly along said centerline a distance of 115.34 feet; thence 119 degrees 53 minutes 30 seconds right northerly and parallel to said quarter-quarter line a distance of 575.0 feet, more or less, to said south railroad right of way line; thence easterly 100 feet, more or less, along said south railroad right of way line to the point of beginning.



PARCEL II:

That part of the Northeast Quarter of the Northeast Quarter of Section 36, Township 19 South, Range 3 West, lying southwest of Old U. S. Highway 31 and northwest of the Helena-Acton Road, more particularly described as follows: Begin at the Northwest corner of the Northeast Quarter of Northeast Quarter of Section 36, Township 19 South, Range 3 West, thence Easterly along the North line of said quarter-quarter section 65.1 feet to the centerline of U. S. Highway 31; thence 5 degrees 43 minutes 30 seconds right along said centerline a distance of 430.70 feet to the intersection with the centerline of the Helena-Acton Road; thence 98 degrees 56 minutes right along the last mentioned centerline 366.48 feet to the intersection with the West line of said quarter-quarter section; thence 117 degrees 49 minutes 30 seconds right northerly along said west line a distance of 516.9 feet to the point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED

1979 DEC 20 AM 8:10

Thomas G. Brownlee, Jr.
JUDGE OF PROBATE

Deed Tax 22.00
Rec - 7.50
1.00

30.50