

This instrument prepared by

HARRISON, CONWILL & HARRISON
P. O. BOX 557
Columbiana, Alabama 35051

WARRANTY DEED

470

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifteen Thousand and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Pauline Evans Allen, a widow
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Montevallo Industrial Development Board

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

See attached Exhibit "A" for legal description



19800214000018160 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
02/14/1980 00:00:00 FILED/CERTIFIED

Subject to easements and rights-of-way of record.

BOOK 324 PAGE 927

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 12
day of February, 19 80.

(SEAL) Pauline Evans Allen (SEAL)
Pauline Evans Allen

(SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County,
in said State, hereby certify that Pauline Evans Allen, a widow

who 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of February A.D. 19 80

Harrison & Conwill

W. R. Justice
Notary Public

EXHIBIT "A"

A portion of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East and the W $\frac{1}{2}$ of Fractional Section 27, Township 22 South, Range 3 West, described as follows:

Begin at the NW corner of Section 2, Township 24 North, Range 12 East, and run Easterly along the North side of the said Section for 1365.74 feet to the point of beginning; then continue along the last described course for 600.65 feet; then turn an angle of 87 deg. 50 min. to the left and run Northerly for 505.92 feet to a point on the North side of Section 27, Township 22 South, Range 3 West; then turn an angle of 89 deg. 37 min. to the left and run Westerly along the said Section line for 536.37 feet; then turn an angle of 54 deg. 29 min. 48 sec. to the left and run Southwesterly for 275.05 feet; then turn an angle of 3 deg. 30 min. 57 sec. to the right and run Southwesterly for 265.96 feet; then turn an angle of 4 deg. 28 min. 32 sec. to the right and run Southwesterly for 471.05 feet; then turn an angle of 16 deg. 45 min. 33 sec. to the left and run Southwesterly for 160.51 feet; then turn an angle of 20 deg. 19 min. 46 sec. to the right and run Southwesterly for 215.88 feet to an existing iron on the North side of the Montevallo Industrial Park; then turn an angle of 111 deg. 50 min. 55 sec. to the left and run Southeasterly along the North side of the said park for 709.50 feet; then turn an angle of 49 deg. 00 min. to the left and run Northeasterly for 248.05 feet to an existing iron at the NE corner of the said park; then turn an angle of 69 deg. 55 min. 49 sec. to the left and run Northerly for 733.81 feet back to the point of beginning. The above described parcel contains 19.758 acres. Situated in Shelby County, Alabama.

ALSO: .730 acre tract contained between proportional $\frac{1}{4}$ - $\frac{1}{4}$ line and the accepted line on the East side of and contained within the 19.758 acres shown above, more particularly described as follows:

Begin at the NW corner of Section 2, Township 24 North, Range 12 East and run Easterly along the North side of the said Section for 1365.74 feet to the point of beginning; then turn an angle of 88 deg. 50 min. 10 sec. to the right and run Southerly for 733.81 feet to an existing iron at a fence corner (point being the NE corner of the Montevallo Industrial Park), then turn an angle of 69 deg. 55 min. 49 sec. to the right and run Southwesterly along the North side of the said park for 47.60 feet to a point on the proportional East side of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East, then turn an angle of 110 deg. 21 min. 08 sec. to the right and run Northerly along the said proportionalline for 750.99 feet to a point on the North side of Section 2, then turn an angle of 90 deg. 52 min. 53 sec. to the right and run Easterly along the said section line for 41.03 feet back to the point of beginning. The above described parcel is a portion of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East. Situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.

JUDGE OF PROBATE

1980 FEB 14 PM 3:02

Exempt
JUDGE OF PROBATE

Rec. 300
Ind. 100
400