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This instrument was prepared by: Harrison, Conwill & Harrison
P.O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED



19800214000018190 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
02/14/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of
Fifteen Thousand and no/100-----Dollars to the undersigned grantors,
in hand paid by the grantee herein, the receipt whereof is acknowledged, we
CLIFFORD J. EVANS, SR. and wife, PARNELL HARRIS EVANS; ~~HAZZEL MCCABE and~~
~~husband HOMER D MCCABE~~ ~~SAM A EVANS and wife~~ DOROTHY G. EVANS ~~and~~ a widow
PAULINE EVANS ALLEN and husband ALFRED ALLEN, herein referred to as grantors
INDUSTRIAL
grant, bargain, sell and convey unto MONTEVALLO/DEVELOPMENT BOARD, herein
referred to as grantee, the following described real estate, sitauted in
Shelby County, Alabama, to-wit:

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 North-
west 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
degrees 50 minutes 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 degrees 37 minutes to the
left and run Westerly along the said Section line for 536.37
feet; then turn an angle of 54 degrees 29 minutes 48 seconds to
the left and run Southwesterly for 275.05 feet; then turn an
angle of 3 degrees 30 minutes 57 seconds to the right and run
Southwesterly for 265.96 feet; then turn an angle of 4 degrees
28 minutes 32 seconds to the right and run Southwesterly for
471.05 feet; then turn an angle of 16 degrees 45 minutes 33
seconds to the left and run Southwestely for 160.51 feet; then t
an angle of 20 degrees 19 minutes 46 seconds to the right and ru
Southwesterly for 215.88 feet to an existing iron on the North
side of the Montevallo Industrial Park; then turn an angle of
111 degrees 50 minutes 55 seconds to the left and run South-
easterly along the North side of the said Park for 709.50 feet;
then turn an angle of 49 degrees 00 minutes to the left and run
Northeasterly for 248.05 feet to an existing iron at the North-
east corner of the said Park; then turn an angle of 69 degrees 5
minutes 49 seconds to the left and run Northerly for 733.81 feet
back to the point of beginning. The above described parcel
contains 19.758 acres.

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. Begin at the Northwest corner of
Section 2, Township 24 North, Range 12 East and run Easterly alo
the North side of the said Section for 1365.74 feet to the point
of beginning; then turn an angle of 88 degrees 50 minutes 10
seconds to the right and run Southerly for 733.81 feet to an

NO TAX COLLECTED

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existing iron at a fence corner (point being the Northeast corner of The Montevallo Industrial Park), then turn an angle of 69 degrees 55 minutes 49 seconds 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 degrees 21 minutes 08 seconds to the right and run Northerly along the said proportional line for 750.99 feet to a point on the North side of Section 2; then turn an angle of 90 degrees 52 minutes 53 seconds 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.

TO HAVE AND TO HOLD to the said grantee their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this

28th day of October, 1978.

Clifford J. Evans, Sr.

Sam A. Evans

Parnell Harris Evans

Dorothy G. Evans

~~Hazel McCab~~
XXXXX

Pauline Evans Allen

~~Homer McCab~~
XXXXX

Alfred Allen

STATE OF Alabama

COUNTY OF Shelby

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Clifford J. Evans, Sr. and wife Parnell Harris Evans, 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 28 day of October, 1978.

Notary Public

STATE OF _____)
COUNTY OF _____)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hazel McCabe and husband, Homer D. McCabe, 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 _____ day of _____, 19____

Notary Public

STATE OF Alabama)
COUNTY OF Shelby)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ~~Sam A. Evans~~ and wife, Dorothy G. Evans, ^{a widow} 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 28 day of October 19____

[Signature]
Notary Public

STATE OF Alabama)
COUNTY OF Shelby)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Pauline Evans Allen and husband Alfred Allen, 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 28 day of October 19____

[Signature]
Notary Public

FILED IN ALA. SHELBY CO.
OFFICE OF THE CLERK

Exempt
1980 FEB 14 PM 3:01

Rec. 850
100
950

NO TAX COLLECTED