

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051



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Shelby Cnty Judge of Probate, AL
02/12/1981 00:00:00 FILED/CERTIFIED

Form 1-1-6 Rev. 1-68

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR (\$1.00)

DOLLARS,

and other good and valuable consideration

to the undersigned grantor, Cates Milk Hauling, Inc.

a corporation,

in hand paid by

JOHN H. CATES and CATES MILK HAULING, INC., d/b/a Cates Corner

the receipt of which is hereby acknowledged, the said Cates Milk Hauling, Inc.

does by these presents, grant, bargain, sell and convey unto the said JOHN H. CATES and CATES MILK HAULING, INC., d/b/a Cates Corner

the following described real estate, situated in Shelby County, Alabama, to-wit:

PROPERTY DESCRIBED ON REVERSE SIDE HEREOF WHICH IS MADE A PART AND PARCEL HEREOF AS FULLY AS IF SET OUT HEREIN

The grantor, Cates Milk Hauling, Inc., a corporation, was the sole owner of the property described on the reverse side hereof at the time of this conveyance, subject to first and second mortgage indebtedness, and the effect of this deed is actually to convey an undivided one-half interest in and to the said property to the grantee, John H. Cates.

BOOK 331 PAGE 139

TO HAVE AND TO HOLD, To the said JOHN H. CATES and CATES MILK HAULING, INC., d/b/a Cates Corner, (their) (its)

and successors
heirs and assigns forever.

And said Cates Milk Hauling, Inc.
and assigns, covenant with said
(their) (its)

does for itself, its successors

JOHN H. CATES and CATES MILK HAULING, INC., c/b/a Cates Corner

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said JOHN H. CATES and CATES MILK HAULING, INC., d/b/a Cates Corner, (their) (its)

successors
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Cates Milk Hauling, Inc.

by its

President,

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 1st

day of January, 19 80 .

ATTEST:

CATES MILK HAULING, INC.,

John H. Cates
Secretary

By *John L. Cates*
President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned
said State, hereby certify that John L. Cates
whose name as President of Cates Milk Hauling, 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.

a Notary Public in and for said County, in

Given under my hand and official seal, this the 31st day of December, 19 80 .

BOOK 331 PAGE 140

A lot in Town of Columbiana, Alabama in SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 26, Township 21 South, Range 1 West, described as follows: Beginning at SE corner of lot known as Mrs. Zera Walton lot on West side of Main Street and running in a Southerly direction along West side of Main Street a distance of 43 feet more or less to public square; thence run in a Westerly direction along North side of said public square a distance of 90 feet to lot known as W. F. Davis residence lot; thence Northerly along line of said Davis lot 43 feet more or less to SW corner of Walton lot; thence in an Easterly direction along South line of Walton lot 90 feet to point of beginning.

ALSO commence at a concrete monument located 12.0 feet South of the SE corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 26, Township 21 South, Range 1 West; thence run North 7 $\frac{1}{4}$ deg. 28 min. 30 sec. West a distance of 83.42 feet to a point; thence run North 1 deg. 45 min. West a distance of 500.00 feet to a point; thence run South 89 deg. 50 min. 30 sec. West a distance of 146.80 feet to a point; thence run North 67 deg. 17 min. 30 sec. West a distance of 260.20 feet to a point on the North line of the Old Courthouse Square where the said line intersects the West margin of the sidewalk on the West side of Main Street, which point is the Southeast corner of a building known as the Lightcap Building; thence run in a Westerly direction along the South side of said Lightcap Building a distance of 90 feet to the point of beginning of lot herein described; thence turn an angle of 90 deg. to the right and run in a northerly direction along the West line of said Lightcap Building and Walton Building a distance of 51.0 feet to a point; thence turn an angle of 90 deg. to the left and run in a Westerly direction a distance of 45.0 feet to a point; thence turn an angle of 90 deg. to the left and run in a Southerly direction a distance of 51.0 feet to a point; thence turn an angle of 90 deg. to the left and run in an Easterly direction a distance of 45.0 feet to the point of beginning. Said lot is lying in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 26, Township 21 South, Range 1 West and contains 0.05 acre.

Subject to first mortgage indebtedness to Shelby State Bank as shown by mortgage recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 395, page 803; and subject to second mortgage to Barbara J. Bradley as shown by mortgage recorded in Mortgage Book 395, page 646 in said Probate Office.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED

Deed tax - 30⁰⁰
Rec. 30⁰⁰
100
34⁰⁰

1981 FEB 12 AM 11:34

Thomas A. Sherrill, Jr.
JUDGE OF PROBATE

Office of the Judge of Probate:

STATE OF ALABAMA
COUNTY OF }

WARRANTY DEED

TO

Recording Fee \$.....
Deed Tax \$.....

THIS FORM FROM

Lawyers Title Insurance Corporation
TITLE INSURANCE
BIRMINGHAM, ALABAMA