

This instrument was prepared by

(Name) Courtney H. Mason, Jr., Attorney at Law

(Address) P. O. Box 1007, Alabaster, Alabama 35007

Form 1-1-27 Rev. 1-68

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19810313000028810 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
03/13/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Nine Thousand One Hundred Ninety Four and 61/100 DOLLARS
(\$39,194.61)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, JAMES L. KING, J. E. PARSON, AND ROY E. MESSER, partners, doing business as
KMP ENTERPRISES, an Alabama General Partnership

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

PARKSIDE INN, INC., an Alabama Corporation

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

SEE EXHIBIT "A" ATTACHED HERETO:

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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 12th
day of March 1981

KMP ENTERPRISES,
An Alabama General Partnership

(Seal)

J. E. Parson, General Partner (Seal)

(Seal)

James L. King, General Partner (Seal)

(Seal)

Roy E. Messer, General Partner (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. E. Parson, James L. King, and Roy E. Messer, General Partners of KMP ENTERPRISES, an Alabama General Partnership, whose name is 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 in their capacities, on the day the same bears date.

Given under my hand and official seal this 12th day of March A. D. 1981

Notary Public.

Courtney H. Mason Jr. PO Box 1007 Alabaster AL 35007

EXHIBIT "A"

1981 MAR 13 PM 12:26

Lot in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 22, Township 22 South, Range 2 West, described as follows: Commence at the Northeast corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 22, Township 22 South, Range 2 West; thence run west along the North line of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 287.58 feet to the Southeast R.O.W. line of existing Highway 25; thence turn an angle of 36 deg. 13 minutes to the left and run along the Southeast R.O.W. line of existing Highway 25, a distance of 281.35 feet to the West R.O.W. line of a proposed State Highway County road relocation; thence turn an angle of 61 deg. 42 minutes to the left and run along the West line of said proposed State Highway County Road relocation a distance of 221.0 feet 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 feet 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 deg. 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 feet; thence turn an angle of 41 deg. 50 minutes to the right and continue along said R.O.W. line a distance of 233.81 feet; thence turn an angle of 10 deg. 50 minutes to the right and run along said R.O.W. line a distance of 81.15 feet; thence turn an angle of 86 deg. 22 minutes to the right and run a distance of 173.15 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay the following:

1. That certain "Wrap Around" mortgage from Glenn A. Lollar to Mary Clarice Farris, dated April 8, 1977 and recorded in Mortgage Book 363 Page 838. (This "Wrap Around" covered mortgage from O. C. Farris and wife, Clarice Farris, to City Federal Savings & Loan Association, datd January 4, 1964, recorded in Mortgage Book 286, Page 160 and mortgage from O. C. Farris and wife, Clarice Farris to Bernice Hightower dated July 14, 1965, recorded in Mortgage Book 294, Page 713) All of said mortgages recorded in the Probate Office of Shelby County, Alabama.

2. That certain mortgage from KMP Enterprises, an Alabama General Partnership to Glenn A. Lollar and wife, Brenda Murphree Lollar, dated October, 1979, recorded in Mortgage Book 396 Page 313, recorded in the Probate Office of Shelby County, Alabama.

Said mortgages to be assumed according to the terms and conditions of said mortgage and the indebtedness therebe secured.

Subject to Lease by and between KMP Enterprises, Inc., as "Lessor" and Grady L. Bailey, Bob Smitherman, and Pat Huddleston, as Lessees, dated September 1, 1980 and amended on December 1, 1980.

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Handwritten initials