

STATE OF ALABAMA §
COUNTY OF SHELBY §

2238

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and NO/100 (\$10.00) Dollars to the undersigned Robert Jobe Brown, Jr, a single male, in hand paid by Robert Jobe Brown Sr., and wife, Anna Louise Brown and Frank Schilleci, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, the following described real estate, situated in Shelby County, Alabama:

Parcel #1

Beginning at a point seventy-three and five tenths (73.5) feet westwardly from and at right angles to the centerline of the main track of the Birmingham Division, formerly the South and North Alabama Division, of the Louisville and Nashville Railroad Company at Valuation Station 22422+49.4, which is two thousand six hundred forty-six and six tenths (2,646.6) feet measured northwardly along the centerline of said main track from Mile Post 425 from Louisville, Kentucky, said point being in the north line of Seventh Avenue if extended eastwardly; thence westwardly along the north line of said Seventh Avenue if extended westwardly, a distance of one hundred eighty-two (182) feet, more or less, to a point in the east line of a tract of land conveyed Louisville and Nashville Railroad Company to the City of Calera, Alabama, by deed dated March 9, 1964, recorded in Deed Book 229, Page 780, in the Shelby County Probate Judge's Office; thence northwardly along the east line of said conveyance dated March 9, 1964, a distance of three hundred fifty-three (353) feet, more or less, to a point in the south line of Sixth Avenue, thence eastwardly along the south line of said Sixth Avenue, a distance of one hundred fifty-seven (157) feet, more or less, to a point seventy-three and five tenths (73.5) feet westwardly and at right angles to the centerline of said main track at Valuation Station 22418+99.4; thence southwardly along a line seventy-three and five tenths (73.5) feet westwardly from and parallel to the centerline of said main track, a distance of three hundred fifty (350) feet, more or less, to the point of beginning, containing one and three hundred sixty-eight thousandths (1.368) acres, more or less, being located in the Southwest Quarter of the Southeast Quarter (SW1/4 of SE1/4) of Section Sixteen (16), Township Twenty-two (22) South, Range Two (2) West, Shelby County, Alabama, and being

BOOK 351 PAGE 452

a part of the same property conveyed to the Louisville and Nashville Railroad Company by the Alabama Mineral Railway Company by deed dated September 29, 1903, recorded in Deed Book 31, Page 165, in the Judge of Probate's Office, Shelby County, Alabama.

Parcel #2

Beginning at a point seventy-three and five tenths (73.5) feet westwardly from and at right angles to the centerline of said main track at Valuation Station 22422+89.4, which point is two thousand six hundred six and six tenths (2,606.6) feet measured northwardly along the centerline of said main track from Mile Post 425 from Louisville, Kentucky, said point also being in the centerline of Seventh Avenue if extended eastwardly, thence southwardly along a line seventy-three and five tenths (73.5) feet westwardly from and parallel to the centerline of said main track, a distance of two hundred thirty (230) feet, more or less, to a point opposite Valuation Station 22425+19.4; thence westwardly at right angles a distance of two hundred one (201) feet, more or less, to a point in the east line of said conveyance dated March 9, 1964; thence northwardly along the east line of said conveyance dated March 9, 1964, a distance of one hundred ninety (190) feet, more or less, to a point in the south line of said Seventh Avenue if extended eastwardly; thence eastwardly along the south line of said Seventh Avenue if extended eastwardly, a distance of one hundred sixty (160) feet, more or less, to a point ninety-nine and five tenths (99.5) feet westwardly from and at right angles to the centerline of said main track at Valuation Station 22423+29.4; thence northwardly at right angles a distance of forty (40) feet to a point in the centerline of said Seventh Avenue if extended eastwardly; thence eastwardly along the centerline of said Seventh Avenue if extended eastwardly, a distance of twenty-six (26) feet, more or less, to the point of beginning, containing eight hundred sixty-eight thousandths (0.868) acre, more or less, being located in the Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4) of Section Twenty-one (21), Township Twenty-two (22) South, Range Two (2) West, Shelby County, Alabama, and being a part of the same property conveyed to the Louisville and Nashville Railroad Company by deed dated September 29, 1903 as aforesaid.

AND ALSO:

All of Seventh Avenue which lies east of the east line of a tract of land conveyed to the City of Calera, Alabama, by the Louisville and Nashville Railroad Company by deed dated March 9, 1964, recorded in Deed Book 229, Page 780, in the Office aforesaid and west of a line eight (8) feet westwardly from and parallel to the centerline of Track #91 of the Louisville and Nashville Railroad Company.

TO HAVE AND TO HOLD unto the Grantee, and the heirs and assigns of Grantee, forever, together with any and all remainder or reversion interest therein;

And the Grantor does for himself and for his heirs, executors and administrators, covenant with the Grantee, his heirs and assigns that he is lawfully seized in fee simple of said premises, that he is free from all encumbrances, except as herein stated, that he has a good right to sell and convey the same as is done hereby, that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 15th day of November, 1983.

Robert Jobe Brown, Jr. (SEAL)
ROBERT JOBE BROWN, JR.

STATE OF ALABAMA §
COUNTY OF Talladega §

I, the undersigned authority in and for said County, in said State, hereby certify that Robert Jobe Brown, Jr., a single male, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of November, 1983.

Marian H. Kuen
Notary Public

THIS INSTRUMENT PREPARED BY:
PROCTOR AND VAUGHN
121 N. Norton Avenue
Sylacauga, Alabama 35150

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 NOV 16 AM 10:47

William A. Shuler
JUDGE OF PROBATE

Deed TAX 12.00
Rec 4.50
Ind 1.00
17.50

