

RIGHT OF FIRST REFUSAL

STATE OF ALABAMA)

COUNTY OF SHELBY)

IN consideration of the sale of the following described land by FLOYD F. MACON and wife, BETTY N. MACON, (Grantors), to JEAN B. ARTHUR, (Grantee), and for the further consideration of One Dollar and no/100 Dollars (\$1.00), paid by Grantee to Grantors, the parties agree as follows:

1. In the event the Grantee, shall decide to sell the following described property, they shall first offer it to Grantors for the total sum of Eight Thousand Five Hundred (\$8,500.00) plus reasonable value of improvements, being the same consideration paid by Grantee to Grantors for the land. The land is described as:

Commence at the Northeast corner of the E $\frac{1}{2}$ of Fraction "E", Section 29, Township 19 South, Range 3 East, thence run South along the East line of said Fraction "E" a distance of 592.20 feet to the Northeast margin of Glaze Ferry Road; thence turn an angle of 52 degrees 22 minutes 39 seconds to the left and run along said Road a distance of 57.62 feet; thence turn an angle of 3 degrees 03 minutes 02 seconds to the left and run a distance of 244.56 feet; thence turn an angle of 86 degrees 11 minutes 24 seconds to the right and run a distance of 98.50 feet; thence turn an angle of 8 degrees 34 minutes 22 seconds to the right and run a distance of 186.46 feet; thence turn an angle of 4 degrees 55 minutes 31 seconds to the right and run a distance of 127.09 feet, thence turn an angle of 14 degrees 44 minutes 13 seconds to the right and run a distance of 194.98 feet; thence turn an angle of 4 degrees 57 minutes 03 seconds to the right and run a distance of 223.95 feet; thence turn an angle of 00 degrees 13 minutes 08 seconds to the right and run a distance of 99.51 feet to a point, being the Northwest corner of the Walter E. Ward lot; thence turn an angle of 85 degrees 31 minutes 59 seconds to the left and run along the West line of said Walter E. Ward lot a distance of 175 feet; thence turn an angle of 86 degrees 25 minutes 55 seconds to the right and run a distance of 104.34 feet to a point; thence turn an angle of 03 degrees 33 minutes 57 seconds to the right and run a distance of 110.21 feet to the point of beginning, being the Southwest corner of the James R. Nelson lot; thence turn an angle of 7 degrees 53 minutes 11 seconds to the right and run a distance of 236.23 feet; thence turn an angle of 111 degrees 29 minutes 31 seconds to the right and run a distance of 272 feet; thence turn right and run a distance of 106.21 feet, more or less, to the Northwest corner of the James R. Nelson lot; thence turn right and run along the West line of said James R. Nelson lot a distance of 237.21 feet to the point of beginning. Situated in Shelby County, Alabama.

The North 15 feet of the above described property is reserved for road right-of-way.

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Harrison & Council

2. Grantors shall have thirty (30) days from such offer to accept or reject the same. Upon acceptance by Grantors and payment by them to Grantee, Grantee shall execute a deed with full warranties conveying said land to Grantors. If said offer is rejected by Grantors, this agreement shall be terminated.

3. This agreement shall be binding upon the parties and their heirs, representatives, devisees, and assigns, and shall continue in full force and effect, except as set out above, until the death of the survivor of the Grantors, at which time it shall terminate and be of no further force or effect.

Executed in duplicate this 22 day of June, 1984.

GRANTORS:

Floyd F. Macon
Floyd F. Macon

Betty N. Macon
Betty N. Macon

GRANTEE:

Jean B. Arthur
Jean B. Arthur

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BOOK

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

1984 JUN 26 PM 2:45

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

Deed tax .50

Rec. 3.00

Adm. 1.00

4.50