

This instrument was prepared by
JACKSON M. PAYNE
LEITMAN, SIEGAL & PAYNE, P.A.
425 First Alabama Bank Bldg.
Birmingham, Alabama 35203

STATE OF ALABAMA)

COUNTY OF SHELBY)

195.00.00

350

STATUTORY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other valuable considerations and the assumption of the below described Mortgage, to MARVIN'S, INC., a Delaware corporation (herein called the "Grantor"), in hand paid by ALFRED J. COHN (herein called the "Grantee"), the receipt of which is acknowledged, MARVIN'S, INC., a Delaware corporation, does by these presents, grant, bargain, sell and convey unto ALFRED J. COHN the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said SE 1/4 of the NE 1/4; thence in a Southerly direction, along the East line of said 1/4-1/4 Section, a distance of 794.94 feet to the center line of Shelby County Highway 283; thence 13 degrees 12 minutes right, along said center line in a Southwesterly direction, a distance of 588.83 feet; thence 85 degrees 5 minutes right, in a Northwesterly direction, a distance of 30.11 feet to the point of beginning; thence continue along last described course a distance of 588.13 feet; thence 75 degrees 45 minutes 30 seconds left, in a Southwesterly direction, a distance of 162.26 feet; thence 104 degrees 14 minutes 36 seconds left, in a Southeasterly direction, a distance of 263.18 feet; thence 90 degrees 17 minutes 45 seconds left, in a Northeasterly direction a distance of 57.64 feet; thence 90 degrees 17 minutes 51 seconds right, in a Southeasterly direction, a distance of 356.60 feet to the Northwestern right-of-way line of Shelby County Highway 283; thence 85 degrees 5 minutes left in a Northeasterly direction, along said right-of-way line, a distance of 100.0 feet to the point

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of beginning. According to the survey of Allen Whitley, Reg. No. 3943, dated April 7, 1982.

Situated in Shelby County, Alabama.

As a part of the consideration herefor the Grantee hereby assumes and agrees to pay according to its terms and tenor, that certain Mortgage debt on the above described real estate, made by Walter D. Crump and wife, Freida B. Crump, to Louise Thames Parker, dated February 4, 1983 and recorded in Mortgage Book 427, Page 170 in the Probate Office of Shelby County, Alabama. The principal balance on said Mortgage debt being \$94,622.69 as of December 30, 1985.

This conveyance is made subject to:

1. Said Mortgage.
2. Taxes for 1986 and subsequent years. 1986 taxes are a lien but not due and payable until October 1, 1986.
3. Right-of-way in favor of Alabama Power Company recorded in Deed Book 127, Page 566, in the Probate Office of Shelby County, Alabama.
4. Permit to South Central Bell Telephone Company recorded in Deed Book 285, Page 183, in the Probate Office of Shelby County, Alabama.
5. 6-foot building line from the Northerly, Westerly, and Southerly sides of the above described real estate, as shown by survey of Allen Whitley, Reg. No. 3943, dated April 7, 1982 and encroachment of two metal buildings to the extent shown by said survey of Allen Whitley.
6. 25-foot building line from the Easterly side of the above described real estate as shown on survey of Allen Whitley, Reg. No. 3943, dated April 7, 1982.
7. Asphalt paving as shown on survey of Allen Whitley, Reg. No. 3943, dated April 7, 1982.
8. Drain as shown on survey of Allen Whitley, Reg. No. 3943, dated April 7, 1982.
9. Pool as shown on survey of Allen Whitley, Reg. No. 3943, dated April 7, 1982.
10. Fences as shown on survey of Allen Whitley, Reg. No. 3943, dated April 7, 1982.

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11. Water meter and gas meter on the East line of the above described real estate as shown on survey of Allen Whitley, Reg. No. 3943, dated April 7, 1982.


12. Pipe line easement to Southern Natural Gas Company, as recorded in Deed Book 143, Page 105, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, his heirs, personal representatives, and assigns forever.

IN WITNESS WHEREOF, MARVIN'S, INC., a Delaware corporation, by its President, ALFRED J. COHN, who is authorized to execute this conveyance, has hereto set its signature and seal this the 30th day of December, 1985.

ATTEST:

MARVIN'S, INC., a Delaware corporation


Its Assistant Secretary

By 
Its President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ALFRED J. COHN, whose name as President of MARVIN'S, INC., a Delaware 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.

Given under my hand and official seal this 30th day of December, 1985.

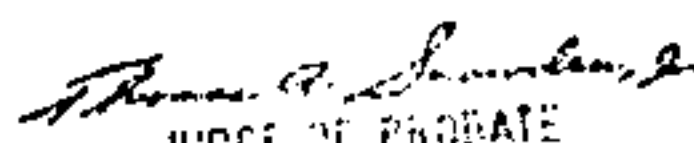
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Notary Public
My Commission Expires: 12/16/87

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

1986 JAN -7 PH 1:39


JUDGE OF PROBATE

Deed TAX 100.50
Rec 7.50
Int 1.00
109.00