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THIS INSTRUMENT WAS PREPARED BY:
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STATE OF ALABAMA)

SHELBY COUNTY)

TRANSFER AND ASSIGNMENT OF LEASE

FOR VALUE RECEIVED, the undersigned LESTER C. WYATT, an individual, does hereby grant, bargain, sell, convey, assign, transfer and deliver unto ANTHONY S. SERIO and LAWRENCE L. SERIO, JR., their heirs, personal representatives, successors and assigns all the leases covering the following described real property located and situated in Jefferson County, Alabama, to-wit:

Parcel of land located in the North 1/2 of the Southwest 1/4 of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 31; thence in an Easterly direction a distance of 452.73 feet; thence 86 degrees, 31 minutes, 40 seconds right, in a Southerly direction, a distance of 1321.78 feet; thence 47 degrees, 06 minutes right, in a Southwesterly direction, a distance of 250.20 feet, said point being the approximate center line of an existing road; thence 100 degrees, 04 minutes, 45 seconds left, in a Southeasterly direction along said approximate center line, a distance of 80.05 feet to the point of beginning; thence continue along last described course, a distance

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✓ *Donald Sexton*

of 300.36 feet to the beginning of a curve to the right, having a radius of 965.17 feet; thence 1 degree, 41 minutes, 30 seconds right, to chord of said curve, in a Southeasterly direction along said approximate center line of said existing road, a chord distance of 56.99 feet; thence 123 degrees, 34 minutes, 03 seconds right from said chord, in a Southwesterly direction, a distance of 583.82 feet to a point on the Easterly right of way line of U. S. Highway 31 South, said point being on a curve having a radius of 2010.08; thence 97 degrees, 33 minutes, 22 seconds right to chord of said curve to the left, in a Northwesterly direction along said right of way, a chord distance of 311.77 feet; thence 85 degrees, 12 minutes, 35 seconds right from said chord, in a Northeasterly direction, a distance of 338.31 feet to the point of beginning. Said parcel being situated in Shelby County, Alabama.

Subject to a non-exclusive easement appurtenant over and across the following described real estate:

A proposed 20 foot wide easement over and across said parcel of land, being more particularly described as follows: Commence at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 31; thence in an Easterly direction, a distance of 452.73 feet; thence 86 degrees, 31 minutes, 40 seconds right, in a Southerly direction, a distance of 1321.78 feet; thence 47 degrees, 06 minutes right, in a Southwesterly direction, a distance of 250.20 feet; thence 79 degrees, 55 minutes, 15 seconds right, in a Northwesterly direction, a distance of 34.06 feet; thence 89 degrees, 58 minutes, 30 seconds left, in a Southwesterly direction, a distance of 146.00 feet; thence 38 degrees, 00 minutes right, in a Southwesterly direction, a distance of 152.97 feet to a point on the Easterly right of way

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line of U. S. Highway 31 South, said point being on a curve having a radius of 2010.08 feet; thence 89 degrees, 39 minutes, 27 seconds left to tangent of said curve to the right, in a Southeasterly direction along said right of way line, an arc distance of 100.00 feet to the point of beginning, said point being on the center line of a 20 foot wide easement; thence 90 degrees left to the tangent of said right of way curve, in a Northeasterly direction along said center line of easement, a distance of 31.00 feet; thence 30 degrees, 04 minutes, 40 seconds left, in a Northeasterly direction along said center line, a distance of 164.38 feet; thence 36 degrees, 07 minutes, 08 seconds right in a Northeasterly direction along said center line, a distance of 44.00 feet; 64 degrees, 00 minutes right, in a Southeasterly direction along said center line, a distance of 50.00 feet; thence 64 degrees, 00 minutes left, in a Northeasterly direction along said center line, a distance of 113.00 feet; thence 90 degrees right, in a Southeasterly direction along said center line, a distance of 167.78 feet, thence 85 degrees, 31 minutes, 16 seconds right, in a Southwesterly direction along said center line, a distance of 333.72 feet to said Easterly right of way line of U. S. Highway 31 South and being the end of said center line of a 20 foot wide easement. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Anthony S. Serio and Lawrence L. Serio, Jr., their heirs, personal representatives, successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has caused this

Transfer and Assignment of Lease to be executed this the
30 day of May, 1991.

Lester C. Wyatt (SEAL)
LESTER C. WYATT, an individual

WITNESS:
Tom Clemens

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lester C. Wyatt an individual, whose name is signed to the foregoing Transfer and Assignment of Lease and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Transfer and Assignment of Lease, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of May, 1991.

Robert S. Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES OCTOBER 17, 1994

STATE OF ALA. SHERIFF U.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 MAY 31 PM 4:35

Thomas W. Shivers, Jr.
JUDGE OF PROBATE

1	Food Tax	
2		
3		
4		70.00
5		30.00
6		4.00
Total		144.00

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