

30,000

This instrument was prepared by:

W. Cameron Parsons

PARSONS & SUTTON

601 Greensboro Avenue

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Post Office Box 031847 (35403-1847) * 1994-21771

Tuscaloosa, Alabama 35401

(205) 349-5500

07/11/1994-21771
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SHELBY COUNTY JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY

§ 003 SNA 18.50

§ WARRANTY DEED
§

KNOW AL MEN BY THESE PRESENTS, that for Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned, Marvin G. Pharo, Raymond L. Pharo, and ^{EDD}Edmond G. Pharo, individually and d/b/a Eastern Dixie Investments, a general partnership, cash in hand paid by Mailworks-South, Inc., the undersigned Marvin G. Pharo, Raymond L. Pharo, and ^{EDD}Edmond G. Pharo, individually and d/b/a Eastern Dixie Investments, a general partnership, hereinafter referred to as Grantors, do by these presents, bargain, sell, grant and convey unto Mailworks-South, Inc., hereinafter referred to as Grantee, the following described real property located in Shelby County, Alabama, and more particularly described as follows, to-wit:

A parcel of land situated in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West, described as follows: Commence at the Northwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, go south 01 degrees 43 minutes 16 seconds east along the west boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section for 242.10 feet to a point on a curve to the right on the northerly boundary of Highway 52, said curve having a central angle of 46 degrees 22 minutes 58 seconds and a radius of 632.72 feet; thence southeasterly along said curve 512.20 feet to the westerly boundary of Tenneyson Drive; thence five (5) courses along said westerly boundary as follows - go North 02 degrees 56 minutes 51 seconds east for 166.62 feet to the beginning of a curve to the right, having a central angle of 24 degrees 46 minutes 23 seconds and a radius of 275.44 feet; thence Northerly along said curve 119.09 feet to the point of tangent; thence North 27 degrees 43 minutes 13 seconds East for 36.01 feet to the beginning of a curve to the left, having a central angle of 45 degrees 34 minutes 40 seconds and a radius of 205.37 feet; thence Northeasterly along said curve for 163.37 feet to the point of tangent; thence North 17 degrees 51 minutes 26 seconds West for 57.56 feet to the North boundary of $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence South 89 degrees 57 minutes 00 seconds West for 469.95 feet to the point of beginning; containing 3.69 acres, more or less, and being situated in Shelby County, Alabama.

The Grantors hereby warrant that the property conveyed herein is not, nor has it ever constituted, their homestead nor the homestead of their respective spouses.

Subject to ad valorem taxes, restrictions, and easements of record.

Mailworks
P.O. Box 614
Tuscaloosa, AL 35400

Together with all and singular the tenements, hereditaments and appurtenances, thereto belonging or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity, of the said Grantors, of, in and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantee, its successors and assigns forever. And the Grantors covenant and agree with the said Grantee that it is seized of an indefeasible estate in fee simple in and to said property; that it has the lawful right to sell and convey the same in fee simple; that said property is free from all mortgages, liens and encumbrances; that it is entitled to the immediate possession thereof; and that it will forever warrants and defend the title to the same and the possession thereof unto the said Grantee, its successors and assigns, against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be signed, this the 30th day of June, 1994.

EASTERN DIXIE INVESTMENTS, a general partnership

By: Marvin G. Pharo
Marvin G. Pharo, individually and as partner of Eastern Dixie Investments

By: Raymond L. Pharo
Raymond L. Pharo, individually and as partner of Eastern Dixie Investments


By: Edmond G. Pharo
Edmond G. Pharo, individually and as partner of Eastern Dixie Investments

STATE OF ALABAMA
COUNTY OF SHELBY

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Marvin G. Pharo, individually and as partner of Eastern Dixie Investments**, whose name is signed to the foregoing document, and who is known to me, and who being by me first duly sworn, acknowledged before me on this day that, being informed of the contents of said document, he signed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 30th day of June, 1994.



Notary Public
My Commission Expires: 3-6-95

STATE OF ALABAMA
COUNTY OF SHELBY

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Raymond L. Pharo, individually and as partner of Eastern Dixie Investments**, whose name is signed to the foregoing document, and who is known to me, and who being by me first duly sworn, acknowledged before me on this day that, being informed of the contents of said document, he signed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 30th day of June, 1994.

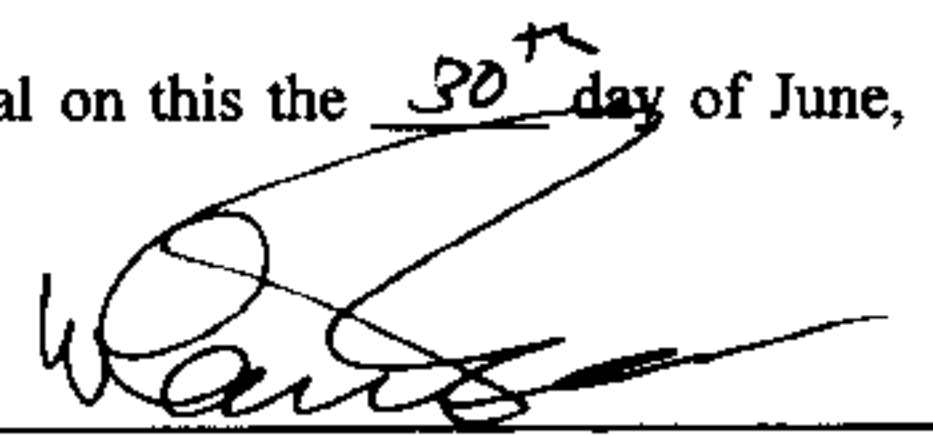

Notary Public
My Commission Expires: 3-6-95

STATE OF ALABAMA
COUNTY OF SHELBY

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WGP
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Edmond G. Pharo, individually and as partner of Eastern Dixie Investments**, whose name is signed to the foregoing document, and who is known to me, and who being by me first duly sworn, acknowledged before me on this day that, being informed of the contents of said document, he signed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 30th day of June, 1994.


Notary Public
My Commission Expires: 3-6-95

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