

5910

WARRANTY DEED

Prepared by
Ollie L. BLAN JR
800 JOHN A HAND Bldg.
BIRMINGHAM, AL 35203

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of FIVE THOUSAND AND NO/100 (\$5,000.00) DOLLARS and other good and valuable consideration, to the undersigned grantor, First Baptist Church of Birmingham, a corporation, in hand paid by Dr. Byrn Williamson and wife, Katherine Williamson, the receipt whereof is acknowledge, the said First Baptist Church of Birmingham, a corporation, does by these presents, grant, bargain, sell and convey unto the said Dr. Byrn Williamson and wife, Katherine Williamson, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

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Start at the Northeast corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 23, Township 21, South, Range 1 East, and run thence North 89 degrees 38 minutes West 300 feet to a point; thence to the left, turning an angle of 89 degrees 48 minutes to the South, 0 degrees 34 minutes West, a distance of 190 feet for a point of beginning of the tract of land hereby conveyed, thence continuing along the same course in a Southerly direction, a distance of 470 feet to a point; thence turning an angle to the left of 90 degrees 12 minutes go South 89 degrees 38 minutes East, a distance of 819.6 feet to the Coosa River, thence turning an angle to the left of 74 degrees 08 minutes, go North 16 degrees 14 minutes East along the Coosa River, a distance of 128 feet, thence 18 degrees 20 minutes to the right, go North 34 degrees 34 minutes East along the Coosa River 220.2 feet, thence 10 degrees 20 minutes to the left go North 24 degrees 14 minutes East along the Coosa River a distance of 180.3 feet, thence turning to the left 113 degrees 52 minutes, go North 89 degrees 38 minutes West 1051 feet to the point of beginning, said tract of land containing 10 acres, more or less, and lying in the Northeast quarter of the Southeast quarter of Section 23 and in the Northwest Quarter of Southwest Quarter of Section 24, Township 21, Range 1 East, in Shelby County, Alabama, Also, an easement for ingress and Egress on and over the following property: South 20 feet of the NE 1/4 and South 20 feet of the SE 1/4 of NW 1/4 lying East of Beeswax Road, as now located, also the East 20 feet of the North 190 feet of the NE 1/4 of SE 1/4 in Section 23, Township 21 South, Range 1, East.

LESS and EXCEPT that part of the lands hereinabove described which would either be covered with or which either alone or together with other lands would be entirely surrounded by waters of the Coosa River or its tributaries should such river or its tributaries be raised and backed up to that certain datum place on 397 feet above mean sea level as established by the United States Coast and Geodetic Survey, as adjusted in January, 1955; together with the right to flood, cover or surround with water from time to time that portion of the lands hereinabove described which would lie above such datum plane and which would be flooded, covered with or surrounded by such waters should such river or its tributaries be raised and backed up to that certain datum plane of 400 feet above such mean sea level, together with rights of ingress and egress over and across that part of the lands hereinabove described which lies above such datum plane first above described, which is the subject of a deed recorded in Deed Book 239, Page 409, in the Probate Court of Shelby County, Alabama.

Subject to the following exceptions:

19760609000053800 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/09/1976 12:00:00AM FILED/CERT

A right of way for public road to Shelby County recorded in Deed Book 256, Page 160 in the Probate Court of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Dr. Byrn Williamson and wife, Katherine Williamson, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said First Baptist Church of Birmingham, a religious corporation, does for itself, its successors and assigns, covenant with said Dr. Byrn Williamson and wife, Katherine Williamson, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as above noted, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Dr. Byrn Williamson and wife, Katherine Williamson, their heirs, executors and assigns forever, against the lawful claims of all persons.

FIRST BAPTIST CHURCH OF BIRMINGHAM,
a religious corporation,

By Derwood A. Norris

E. Armand Thomas
JUDGE OF PROBATE
1976 JUN -9 PM 1:38
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Bluddy 500

Trustees

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Annie M. Duffie Cox, a Notary Public in and for said County, in said State, hereby certify that Derwood A. Norris, E. Armand Thomas, and J. H. Real whose names as Trustees of First Baptist Church of Birmingham, a religious corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such Trustees and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 18 day of March, 1976.

Annie M. Duffie Cox 20713
Notary Public

19760609000053800 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/09/1976 12:00:00AM FILED/CERT

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