

STATE OF ALABAMA)

JEFFERSON COUNTY)

DEED 4972 PAGE 8

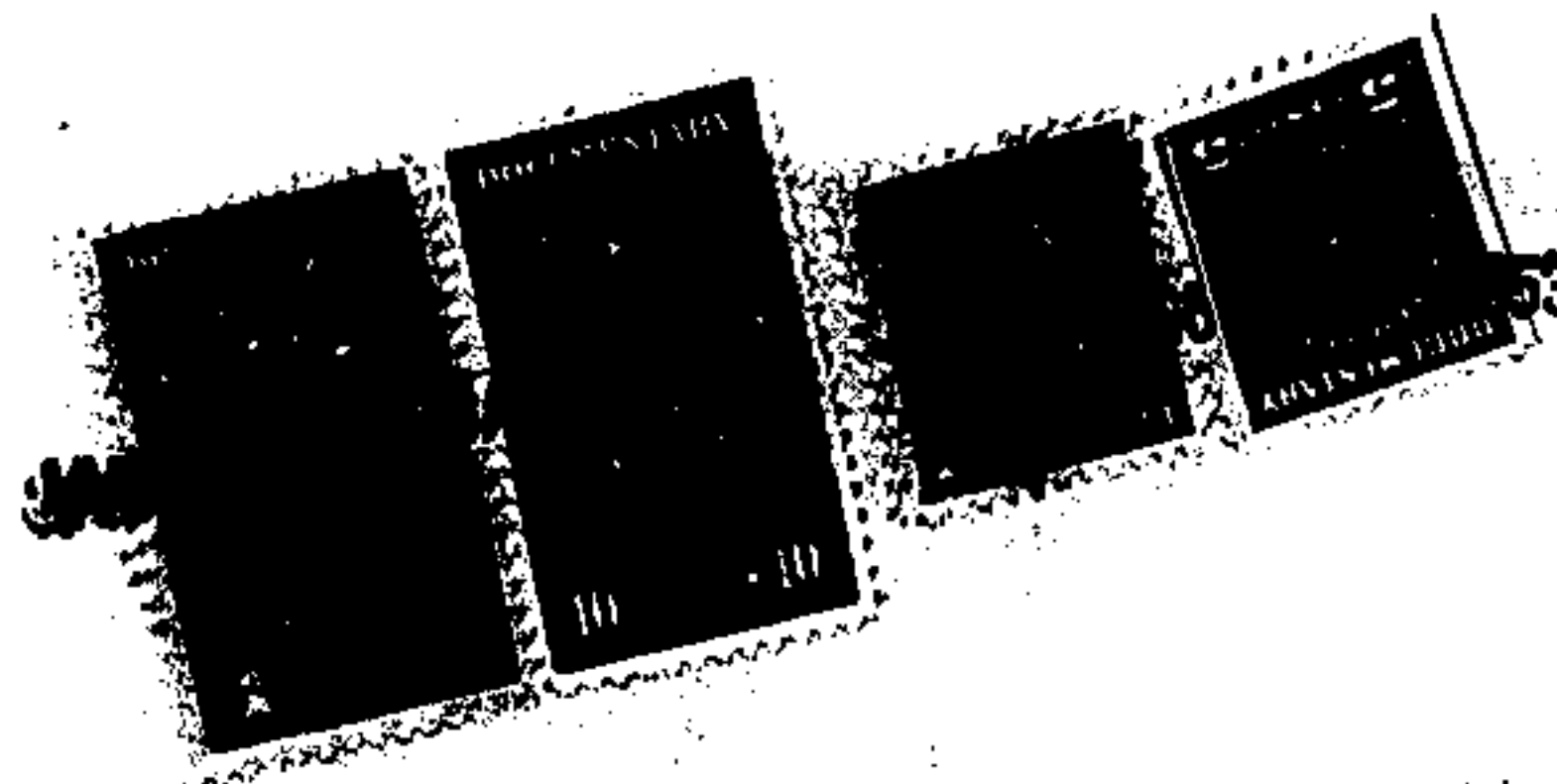
WHEREAS, the undersigned Mae Bess Rochell, an unmarried woman, was heretofore appointed the general guardian of Harriett Elizabeth Rochell, minor child of said Mae Bess Rochell, such appointment having been made by the Probate Court of Jefferson County, Alabama; and

WHEREAS, on to-wit: July 25, 1952, the undersigned Mae Bess Rochell as such guardian and individually, filed a petition in the Circuit Court of Jefferson County, Alabama, in Equity, case #88104, seeking to have the court confirm a private sale of property belonging jointly to herself and ward, to Mary Lee Osborne, at and for the price of \$10,420.40; and

WHEREAS, said petition was duly heard by the Court on to-wit: July 28, 1952, and a decree was entered authorizing and confirming said sale, and ordering the undersigned to execute this deed; and

WHEREAS, the purchaser of the hereinafter described property has paid to the undersigned, individually and as such guardian the sum of \$10,420.40, which is in full of the purchase price; and has requested a deed to said property.

NOW, THEREFORE, in consideration of the premises and of the full payment of said purchase price, the undersigned Mae Bess Rochell, individually and as such guardian does hereby grant, bargain, sell and convey to Mary Lee Osborne the following described property, to-wit:



04/27/1994-13699
09:48 AM CERTIFIED
COUNTY JUDGE OF PROBATE

Inst # 1994-13699

1/2 X

Calder

Parcel 1: Lots 11 and 12 in Block 623 of the City of Birmingham as surveyed by the Elyton Land Company on which is located a building referred to as 1931 Eleventh Avenue, North, Birmingham, Alabama.

Parcel 2: Surface rights of the North half of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 19, Township 17, Range 3 West, consisting of to-wit: Five acres, more or less.

Parcel 3: A reversionary interest in Estate No. 110 according to the survey of Mountain Brook Estates, New Country Club Sector, as recorded in Map Book 17, page 49, in the Probate Office of Jefferson County, Alabama.

Parcel 4: A reversionary interest in Estate No. 111 according to the survey of Mountain Brook Estates, Canterbury Sector, as recorded in map book 19, page 40 in the Probate Office of Jefferson County, Alabama. Together with all improvements thereon or thereunto appertaining on which is located a house now referred to as Heathermoor Road.

All lying and being in Jefferson County, Alabama.

Also, the following described real estate lying and being in Shelby County, Alabama, to-wit:

Parcel 1: Surface rights only in that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) lying North and East of Trigger Creek and Northwest of Cahaba River, Section 19, Township 20, Range 3 West, containing fifteen acres, more or less.

Also, the following personal property:

An undivided one-seventh interest in and to all rentals owing to date collected or to be collected on account of the rental of said property described in Parcel 1 above.

TO HAVE AND TO HOLD to the said Mary Lee Osborne,
her heirs and assigns, in fee simple forever.

The undersigned, Mae Bess Rochell, individually and
as such Guardian, warrants that said undivided one-seventh in-
terest in the above described property is free of encumbrance,
done or permitted by her, except current year's taxes which
the grantee herein assumes and agrees to pay; that the under-
signed has a good right to sell and convey the same; and that
she will forever warrant and defend the title to said property
against the lawful claims of all persons whomsoever, claiming
through or by grantor.

IN WITNESS WHEREOF, the undersigned Mae Bess Rochell,
in her individual capacity, and as guardian of Harriett
Elizabeth Rochell, her ward, has hereunto set her hand and seal,
all on this 1st day of August, 1952.

Mae Bess Rochell (SEAL)
Individually

Mae Bess Rochell (SEAL)
As such Guardian

STATE OF ALABAMA }
JEFFERSON COUNTY }

DEED 4972 PAGE 11

I, the undersigned authority, in and for said County in said State, hereby certify that Mae Bess Rochell whose name as Guardian of Harriett Elizabeth Rochell, 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, she, in her capacity as such guardian executed the same voluntarily on the day the same bears date.

August Given under my hand and official seal, this *1st* day of *July*, 1952.

Rose Leath Fenderson
Notary Public

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned authority, in and for said County, insaid State, hereby certify that Mae Bess Rochell whose name 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, she executed the same voluntarily on the day the same bears date.

August Given under my hand and official seal, this *1st* day of *July*, 1952.

Rose Leath Fenderson
Notary Public

I HEREBY CERTIFY THAT THE DEED TAX \$ *10.50* & MTG. TAX \$ *1.00* HAS BEEN PAID ON THIS INSTRUMENT.

Tom C. Garner
Judge of Probate

FILED IN OFFICE FOR RECORD THIS THE JAN 6 1953 AND
DULY RECORDED IN VOL. PAGE TOM C. GARNER, Judge of Probate
DEED 4972 PAGE 8

CERTIFIED COPY

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, AS JUDGE OF THE
COURT OF PROBATE, IN AND FOR SAID
COUNTY, IN SAID STATE, HEREBY CERTIFY
THAT THE FOREGOING IS A FULL, TRUE
AND CORRECT COPY OF THE INSTRUMENT
WITH THE FILING OF SAME AS
APPEARS OF RECORD IN THIS OFFICE
IN VOL. 4972 RECORD OF Deed ON
PAGE 8. GIVEN UNDER MY HAND
AND OFFICIAL SEAL, THIS THE 11th DAY
OF February, 1924.

George C. Reynolds
JUDGE OF PROBATE

No instrument
attached

DEED 5072 PAGE 469

The undersigned, who are the duly appointed and acting co-trustees under the will of Raymond R. Rochell, deceased, do hereby approve the execution of the above and foregoing conveyance, and do hereby quitclaim and convey to said grantee, Mary Lee Osborne, all of the right, title and interest of the undersigned co-trustees and of said trust estate in and to the property described in and by said conveyance, but without warranty of title.

Dated this Aug 1st, 1952.

Witness to signature of:
Mae Bess Rochell

Amie J. Rutledge
Robert D. Murray

Mae Bess Rochell
Mary Lee Osborne
Juanita Blackwell
Marie C. Stapleton

Witness to signature of:
Mary Lee Osborne

J. B. Foster
J. H. Hall

Witness to signature of:
Juanita Blackwell

Mrs. J. B. Ingram
Milton T. Blackwell Jr.

Witness to signature of:
Marie Stapleton

J. W. Stapleton M.D.
Olma Charles

BY CERTIFY THAT THE DEED TAX \$ 50 A MTG. TAX ✓
PAID ON THIS INSTRUMENT.

Tom C. Garner
Judge of Probate

FILED IN OFFICE FOR RECORD THIS TIME AUG 27 1953 AM
DULY RECORDED DEED 5072 PAGE 469 TOM C. GARNER, Judge of Probate

Inst # 1994-13699

04/27/1994-13699
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
006 MCD 21.00

CERTIFIED COPY

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, AS JUDGE OF THE
COURT OF PROBATE, IN AND FOR SAID
COUNTY, IN SAID STATE, HEREBY CERTIFY
THAT THE FOREGOING IS A FULL, TRUE
AND CORRECT COPY OF THE INSTRUMENT
WITH THE FILING OF SAME AS
APPEARS OF RECORD IN THIS OFFICE
IN VOL. 3872 RECORD OF Deed ON
PAGE 469. GIVEN UNDER MY HAND
AND OFFICIAL SEAL, THIS THE 11th DAY
OF February 19 94.

George C. Reynolds
JUDGE OF PROBATE