

State Of Alabama,)

Jefferson County,)

Know All Men By These Presents, That for and in consideration of the sum of One Thousand (\$1,000.00) Dollars, and other valuable considerations, cash in hand paid by River Ridge Land Company to the undersigned, J.A. Pearson, the receipt of which is hereby acknowledged, and the assumption by said River Ridge Land Company of a mortgage on the hereinafter described property in the principal sum of Twenty One Thousand Seven Hundred Twenty (\$21,720.00) Dollars, executed by J.A. Pearson to G. W. Acton, administrator of the estate of Mattie J. Acton, deceased. on the 9th day of June, 1928, we, the said J.A. Pearson and wife, M.D. Pearson, do hereby grant, bargain, sell and convey unto the River Ridge Land Company, a corporation, the following described real estate, to wit:

Parcel "A"

✓ All that part of SE $\frac{1}{4}$ and of E $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 4, Township 19, Range 2 West, except that part previously deeded to Rocky Ridge Golf & Country Club, said parcel being more particularly described as follows: Begin at NE corner of said SE $\frac{1}{4}$ of Section 4, Township 19, Range 2 West; thence in a Westerly direction along the Northerly line of said SE $\frac{1}{4}$ 2397.44 feet to the East line of property of Rocky Ridge Golf & Country Club; thence 71 degrees and 17 minutes to the left along said East line of said Rocky Ridge Golf & Country Club in a Southwesterly direction 544.67 feet; thence 38 degrees and 49 minutes to the left in a Southeasterly direction continuing along said East line of said Rocky Ridge Golf & Country Club 248.47 feet; thence 47 degrees and 13 minutes to the right in a Southwesterly direction continuing along said East line of said Rocky Ridge Golf & Country Club 1685.3 feet; thence 35 degrees and 18 minutes to the left in a Southeasterly direction continuing along said East line of said Rocky Ridge Golf & Country Club 403.14 feet to the South line of said Section 4, Township 19, Range 2 West; thence in an Easterly direction along the South line of said Section 4, Township 19, Range 2 West, 3302.14 feet to the East line of said Section 4, Township 19, Range 2 West; thence in a Northerly direction along the East line of said Section 4, Township 19, Range 2 West, to the point of beginning, containing 174.6 acres more or less, situated in Shelby County, Alabama.

Parcel "B"

All that part of the N $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 9, Township 19, Range 2 West, except that part previously deeded to Rocky Ridge Golf & Country Club, said parcel being more particularly described as follows: Begin at the NE corner of said N $\frac{1}{2}$ of NW $\frac{1}{4}$ of said Section 9, Township 19, Range 2 West; thence in a Westerly direction along the North line of said Section 9, Township 19, Range 2 West 639.54 feet to the East line of property of Rocky Ridge Golf & Country Club; thence 98 degrees and 12 minutes to the left in a Southeasterly direction along said East line of Rocky Ridge Golf & Country Club 535.9 feet; thence 83 degrees, 04 minutes and 30 seconds to the right in a Southwesterly direction continuing along said East line of Rocky Ridge Golf & Country Club 513.7 feet; thence 31 degrees and 51 minutes to the left in a Southwesterly direction continuing along said East line of Rocky Ridge Golf & Country Club 524.07 feet; thence 22 degrees and 07 minutes to the right in a Southwesterly direction continuing along said East line of Rocky Ridge Golf & Country Club 531 feet, more or less, to center line of Cahaba River; thence in a Southwesterly direction along said center line of Cahaba River 40 feet more or less to the South line of said N $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 9, Township 19, Range 2 West;

thence in an Easterly direction along said South line of $N\frac{1}{2}$ of $NW\frac{1}{4}$ to the East line of $N\frac{1}{2}$ of $NW\frac{1}{4}$ of Section 9, Township 19, Range 2 West; thence in a Northerly direction along the East line of said $N\frac{1}{2}$ of $NW\frac{1}{4}$ of Section 9; Township 19, Range 2 West to the point of beginning, containing 32.4 acres more or less, situated in Shelby County, Alabama.

Parcel "C".

Tract of land in the $NE\frac{1}{4}$ of Section 8, Township 19, Range 2 West, more particularly described as follows: Begin on the North line of Section 8, Township 19, Range 2 West, at a point 161.15 feet West of the NE corner of said Section 8, Township 19, Range 2 West, said point of beginning being the intersection of the North line of said Section 8, Township 19, Range 2 West with the center line of the Rocky Ridge Road as now used: thence continuing in a Westerly direction along the North line of said Section 8, Township 19, Range 2 West 1635.8 feet 132 degrees and 29 minutes to the left in a Southeasterly direction 789.89 feet; thence 88 degrees and 38 minutes to the right in a Southwesterly direction 357.11 feet; thence 92 degrees and 24 minutes to the left in a Southeasterly direction 716.32 feet to the North line of property of Rocky Ridge Golf & Country Club; thence 88 degrees and 37 minutes to the left in a Northeasterly direction along said North line of Rocky Ridge Golf & Country Club 49.45 feet; thence 81 degrees and 43 minutes to the left in a Northwesterly direction 142.08 feet to the center line of Rocky Ridge Road as now used; thence 91 degrees and 10 minutes to the right in a Northeasterly direction along said center line of Rocky Ridge Road 626.43 feet; thence 29 degrees and 30 minutes to the left in a Northeasterly direction continuing along said center line of Rocky Ridge Road 897.71 feet to point of beginning, containing 26.1 acres more or less, situated in Jefferson County, Alabama.

Parcel "D".

Tract of land in $NE\frac{1}{4}$ of Section 8, Township 19, Range 2 West, more particularly described as follows: Begin at the Northeast corner of Section 8, Township 19, Range 2 West; thence in a Westerly direction along the north line of said Section 8, Township 19, Range 2 West 1796.95 feet; thence 132 degrees and 29 minutes to the left in a Southeasterly direction 789.89 feet; thence 88 degrees and 38 minutes to the right in a Southwesterly direction 357.11 feet; thence 92 degrees and 24 minutes to the left in a Southeasterly direction 716.32 feet to the Northerly line of Rocky Ridge Golf & Country Club; thence 91 degrees and 23 minutes to the right in a Southwesterly direction along the Northerly line of Rocky Ridge Golf & Country Club 176.27 feet to point of beginning; thence continuing along last named line in a Southwesterly direction 54.73 feet; thence 81 degrees and 37 minutes to the left in a Southeasterly direction 1024 feet, more or less, to the center line of the Cahaba River; thence in a Northeasterly direction along the center line of the Cahaba River 450 feet, more or less, to the Southwesterly line of the Rocky Ridge Golf & Country Club; thence in a Northwesterly direction along said Southwesterly line of Rocky Ridge Golf & Country Club 340 feet, more or less, to the Southerly line of Rocky Ridge Golf & Country Club; thence 75 degrees and 17 minutes to the left in a Southwesterly direction along said Southerly line of Rocky Ridge Golf & Country Club 352.8 feet; thence 84 degrees and 27 minutes to the right in a Northwesterly direction along the Westerly line of Rocky Ridge Golf & Country Club 704.37 feet to point of beginning, containing 4.1 acres, more or less, situated in Jefferson County, Alabama.

It is understood that some of the above described land lies along the Cahaba River which is the line between Shelby County, Alabama, and Jefferson County, Alabama, and that some of said parcels of land may lie partly in Shelby County and partly in

Jefferson County.

It is also further understood that all of the above described land is surface right only, and that the minerals and mining rights of the said lands are hereby reserved.

To Have And To Hold, To the said River Ridge Land Company, its successors and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said River Ridge Land Company, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except above mentioned mortgage, that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall, warrant and defend the same to the said River Ridge Land Company, its successors and assigns forever, against the lawful claims of all persons except a mortgage for \$21,720.00, to G.W. Acton, as administrator of the estate of Mattie J. Acton, deceased, dated June 9th, 1928, which mortgage the grantee herein assumes and agrees to pay.

In Witness Whereof, we have hereunto set our hands and seals, this 13th day of June, 1928.

Witnesses:

Harris Burns,

Edwina Fleming.

J.A. Pearson (Seal)

M. D. Pearson (Seal)

State Of Alabama,)

Jefferson County,)

I, Edwina Fleming, a Notary Public, in and for said County, in said State, hereby certify that J.A. Pearson, and wife, M.D. Pearson, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand this 13 day of June, 1928.

Edwina Fleming, Notary Public.

State Of Alabama,)

Jefferson County,)

I, Edwina Fleming, a Notary Public, in and for said County, in said State, hereby certify that on the 13 day of June, 1928, came before me the within named M.D. Pearson, known to me to be the wife of the within named J.A. Pearson, who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord and without fear, constraint or threats on the part of the husband.

In witness whereof I hereunto set my hand this 13 day of June 1928.

Edwina Fleming--Notary Public

THE STATE OF ALABAMA)

SHELBY COUNTY)

I, L.B. Kiddle Judge of Probate hereby certify that the within deed was filed in this office for record July 14th 1928 at 4 o'clock P.M. and recorded in Deed record 86 page 401 and examined.

L.B. Kiddle--Judge of Probate

THE STATE OF ALABAMA)

SHELBY COUNTY)

I hereby certify that the deed tax of \$4.00 has been paid on this deed.

J. P. Stiles--Judge of Probate