

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Four Thousand (\$4,000.00) Dollars to the undersigned grantor, Ada Bailey and W. H. Bailey in hand paid by the Benmor Investment Company Inc. a corporation, the receipt whereof is hereby acknowledged, and the execution of notes and mortgage in the sum of Eighteen Thousand and Three Hundred (\$18,300.00) Dollars to secure the balance of the purchase money due on the real property hereinafter described, we, the said Ada Bailey and husband W. H. Bailey do grant, bargain, sell and convey unto the said Benmor Investment Company Inc. a corporation, the following described real estate, situated in Jefferson County, Alabama, to-wit:

A parcel of land described as beginning at the northeast corner of northeast quarter of northeast quarter ($NE\frac{1}{4}$ of $NE\frac{1}{4}$) of Section eighteen (18), Township nineteen (19), Range two (2), west; thence west along the northern boundary of said forty, one hundred and eighty (180) feet to the point of beginning, which said point is the point where a branch crosses the northern boundary of said forty; thence continue in a westerly direction eleven hundred and thirty nine (1139) feet to the northwestern corner of said forty; thence south along the western boundary of said forty, eight hundred and fourteen and $\frac{2}{10}$ (1814.2) feet to a point where said line intersects a branch; thence south 35° east two hundred and seventy four and $\frac{9}{10}$ (274.9) feet, following the meanderings of said branch to a point where said branch intersects the center line of Rocky Ridge Road; thence north $45^\circ 40'$ east along said road, five hundred and forty nine and $\frac{2}{10}$ (549.2) feet to a point on the south side of said road where a branch crosses the same; thence in a southerly direction following the meanderings of said branch to a point where said branch joins the Cahaba River; thence in a northeasterly direction to a point where the branch first mentioned runs into the Cahaba River; thence in a northwesterly direction along the meanderings of said branch to the point of beginning.

Also the following described property situated in Shelby County, Alabama, to-wit:

Part of the northwest quarter and northwest quarter of northeast quarter ($NW\frac{1}{4}$) and $NW\frac{1}{4}$ of $NE\frac{1}{4}$) of Section 17, Township 19, Range 2 west, and part of the southeast quarter of southwest quarter ($SE\frac{1}{4}$ of $SW\frac{1}{4}$) of Section 8, and southwest quarter of southeast quarter ($SW\frac{1}{4}$ of $SE\frac{1}{4}$) of Section 8, Township 19, Range 2 west, lying south of the Cahaba River in Shelby County, Alabama, more particularly described as commencing at the northwest corner of the northwest quarter of northeast quarter ($NW\frac{1}{4}$ of $NE\frac{1}{4}$) of Section 17, and run thence east along the northern boundary of said northwest quarter of northeast quarter, four hundred and fifteen (415) feet; thence north $46^\circ 22'$ west, eight hundred and thirty five and $\frac{3}{10}$ (835.3) feet, more or less to the south bank of the Cahaba River; said point being the point of beginning; thence south $46^\circ 22'$ east, nine hundred and thirty five and $\frac{3}{10}$ (935.3) feet to a made corner, known as the black gum tree; thence north $46^\circ 51'$ east, one hundred and $\frac{9}{10}$ (100.9) feet to a point on the north boundary of the northwest quarter of northeast quarter of said section seventeen; thence along the northern boundary of said forty, seven hundred and sixty four (764) feet to the northeast corner; thence south $44^\circ 5'$ west, eighteen hundred and sixty seven and $\frac{5}{10}$ (1867.5) feet to the southwest corner of northwest quarter of northeast quarter; thence south $1^\circ 6'$ east along the eastern boundary of southeast quarter of northwest quarter, thirteen hundred and forty one and $\frac{9}{10}$ (1341.9) feet to the southeast corner of northwest quarter

of said Section 17; thence north $45^{\circ} 9'$ west nine hundred and fifty and $95/100$ (950.95) feet to the center of the southeast quarter of northwest quarter; thence south $43^{\circ} 57'$ west nine hundred and thirty two and $45/100$ (932.45) feet to the southwest corner of said forty; thence north $1^{\circ} 12'$ west, thirteen hundred and forty two and $3/10$ (1342.3) feet to the northwest corner of said forty; thence south $89^{\circ} 59'$ west along the northern boundary of said southwest quarter of northwest quarter five hundred and forty nine and $5/10$ (549.5) feet; thence south $31^{\circ} 1'$ east two hundred (200) feet; thence south $55^{\circ} 3'$ west, two hundred and forty two and $7/10$ (242.7) feet; thence north $31^{\circ} 15'$ west, nine hundred and seventy five and $2/10$ (975.2) feet, more or less, to the south branch of the Cahaba River; thence in the same course to the center of said Cahaba River; thence in a northeasterly direction following the meanderings of the Cahaba River, three thousand and three hundred (3,300) feet, more or less, to a point in the center of said river opposite the point of beginning; thence to the point of beginning; and

Also all tracts more particularly described as commencing at the northwest corner of southwest quarter of northwest quarter of Section 17, Township 19, Range 2 west, and run thence west along the northern boundary of said forty, five hundred and forty nine and $5/10$ (549.5) feet; thence south $31^{\circ} 1'$ east, three hundred and twenty five (325) feet, more or less to a point where said line intersects the center of Dry Branch, the point of beginning; thence north $31^{\circ} 1'$ west, one hundred and twenty five (125) feet; thence south $55^{\circ} 3'$ two hundred and forty two and $7/10$ (242.7) feet; thence south $31^{\circ} 1'$ east twenty five (25) feet, more or less, to the center of Dry Branch; thence in an easterly direction along the center of said branch to the point of beginning; All minerals and mining rights not owned by the grantor herein are excepted.

TO HAVE AND TO HOLD unto the said Benmor Investment Company Inc. its successors and assigns forever.

And we do for ourselves, our heirs, executors and administrators covenant with the said Benmor Investment Company Inc. its successors and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all incumbrances and 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 Benmor Investment Company Inc. its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our signatures and seals on this 27th day of July, 1928.

Ada Bailey (Seal)
W. H. Bailey (Seal)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, S. W. Smyer a Notary Public in and for said County in said State, hereby certify that Ada Bailey and husband, W. H. Bailey, 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 and official seal this 27th day of July 1928.

S. W. Smyer--Notary Public

STATE OF ALABAMA)
JEFFESON COUNTY)

I, S. W.Smyer, a Notary Public in and for said County in said State, hereby certify that on the 27th day of July 1928, came before me the within named Ada Bailey, known to me to be the wife of the within named W. H. Bailey who being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged thatshe signed the same of her own free will and accord, without fear, constraints or threats on the part of her husband.

In witness whereof I hereunto set my signature and official seal this 27th day of July 1928.

S.W.Smyer--Notary Public

THE STATE OF ALABAMA)
SHELBY COUNTY)

I, L.B.Riddle Jndge of Probate hereby certify that the within deed was filed in this office for record Sept. 1st. 1928 at 9 o'clock A.M. and recorded in Deed record 86 page 566 and examined.

L. B. Riddle--Judge of Probate

THE STATE OF ALABAMA)
JEFFERSONUCOUNTY)

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

J. P.Stiles--Judge of Probate