

WARRANTY DEED- Deed record 2598 page 129-Jefferson County-\$4.00 stamp cancelled on deed

STATE OF ALABAMA,
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Dollar and other valuable considerations to the undersigned, J.M.C. Johnson and wife, Nora B. Johnson, hereinafter referred to as grantors, in hand paid by Raleigh B. Kent, hereinafter referred to as grantee, the receipt of which is hereby acknowledged, and J.M.C. Johnson and wife, Nora B. Johnson, the said grantors do hereby grant, bargain, sell, and convey unto the said grantee the following described real estate, to-wit:

The property herein conveyed is described in exhibit/attached, marked "Exhibit A", and hereby made a part of this conveyance as much so as if herein set out at length.

TO HAVE AND TO HOLD, unto the said grantee, his heirs and assigns forever. And the grantors do for themselves and for their heirs, executors and administrators, covenant with the said grantee, his heirs and assigns, that said grantors are lawfully seized in fee simple of said premises, that they are free from all encumbrances; and that said grantors have a good right to sell and convey the same as aforesaid; that the said grantors will, and their heirs, executors and administrators, shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, J.M.C. Johnson and wife, Nora B. Johnson, the said grantors, do hereunto set their hands and seals this the 24 day of December, 1934.

J.M.C. Johnson (L.S.)

Nora B. Johnson (L.S.)

STATE OF ALABAMA,
SHELBY COUNTY)

I, Frank Miller, a Notary Public & Ex Off J.P. in and for said County, in said State, hereby certify that J.M.C. Johnson and wife, Nora B. Johnson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that having been informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand, this 24 day of December, 1934.

Frank Miller,
Notary Public & Ex Off J.P.

STATE OF ALABAMA,
SHELBY COUNTY)

I, Frank Miller, a Notary Public & Ex Off J.P. in and for said County, in said State, do hereby certify that on the 24 day of December, 1934, came before me the within named Nora B. Johnson, known to me (or made known to me) to be the wife of the within J.M.C. Johnson, 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.

Given under my hand, this 24 day of December, 1934.

Frank Miller,
Notary Public & Ex Off J.P.

EXHIBIT A

The Southwest quarter (SW $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of Section 4, Township 19, Range 2 West, situated partly in Jefferson County, and partly in Shelby County, Alabama, except the following described property:

Begin at Southwest corner of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 4, thence North along the West boundary of said quarter-quarter section 650 feet more or less to a point 100 feet distant from the South bank of Cahaba River, said distance of 100 feet being measured along a straight line forming an angle of 90° with said South Bank, thence in a Northeasterly direction along a line parallel with and 100 feet distant from said South bank 470 feet more or less to a road, said road running in a general North and South direction, said road being the Eastern Boundary of the Rocky Ridge Golf and Country Club, property, thence South 17° and 28' East along said road and along said Eastern boundary a distance of 300 feet more or less to a corner of said Rocky Ridge Golf and Club property, thence South 18° and 07' West along said boundary 645 feet more or less to the South boundary of said quarter-quarter section; thence West along said Southern Boundary 245 feet more or less to point of beginning said excepted tract of land having an area of 7 acres more or less.

This tract comprises approximately 33 acres, subject to mineral rights heretofore conveyed.

Also, the Northwest quarter (NW $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of Section 4, Township 19, Range 2, West, lying partly in Jefferson County, and partly in Shelby County, Alabama. The north 10 acres of said quarter section is conveyed in fee simple; the south 30 acres of said quarter section is conveyed subject to mineral rights heretofore conveyed, said quarter section contains approximately 40 acres.

Also, the Southeast quarter ($SE\frac{1}{4}$) of the Southeast quarter ($SE\frac{1}{4}$) of Section 33, Township 18, Range 2 West, situated in Jefferson County, Alabama, subject to mineral rights heretofore conveyed, containing 40 acres.

Also, the East half ($E\frac{1}{2}$) of the Northeast quarter ($NE\frac{1}{4}$) of Section 4, Township 19, Range 2 West, lying partly in Jefferson County, and partly in Shelby County, Alabama, subject to the mineral rights heretofore conveyed, containing 80 acres.

Also, the Southwest quarter ($SW\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) of Section 34, Township 18, Range 2 West, fee simple, situated in Jefferson County, Alabama, containing 40 acres.

Also, the West half ($W\frac{1}{2}$) of the Northwest quarter ($NW\frac{1}{4}$) of Section 3, Township 19, Range 2, lying partly in Jefferson County, and partly in Shelby County, Alabama, subject to the mineral rights heretofore conveyed, containing 80 acres.

Also, the Southeast quarter ($SE\frac{1}{4}$) of the Northwest quarter ($NW\frac{1}{4}$) of Section 3, Township 19, Range 2, lying partly in Jefferson County, and partly in Shelby County, Alabama, subject to mineral rights heretofore conveyed, containing 40 acres.

Also, the Southwest quarter ($SW\frac{1}{4}$) of the Southeast quarter ($SE\frac{1}{4}$) of Section 33, Township 18, Range 2 West, situated in Jefferson County, Alabama, surface rights only, containing 40 acres.

There is excepted and not conveyed by this instrument a certain tract of land 105 yards

square in the Northeast quarter ($NE\frac{1}{4}$) of Section 3, Township 19, Range 2 West, described as follows: A parcel of land described as follows: Begin at a point where the Caldwell Mill Road crosses the South boundary line of $SE\frac{1}{4}$ of $NE\frac{1}{4}$ of Section 3, Township 19, Range 2 West, and follow said road in a northerly direction 210 yards to point of beginning, thence continue to follow said road in same direction 105 yards, thence west 105 yards, thence South 105 yards, thence East 105 yards to point of beginning, situated, lying and being in the $NE\frac{1}{4}$ of Section 3, Township 19, Range 2 West; which said tract contains approximately 2 acres, having been heretofore conveyed and delivered to S. F. McClellan.

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

Eugene H Hawkins,
Judge of Probate.

Filed for record in this office Dec 31 1934,
and duly recorded in deed record 2598, page 129,
Eugene H Hawkins, Judge of Probate Jefferson County

Filed for record in this office

January 21st 1935 at 4 PM and duly recorded in
deed record 98, page 147-148 and examined 1-30th 1935
L C Walker, Judge of Probate