

STATE OF ALABAMA |

SHELBY COUNTY |

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Dollar and other valuable considerations to the undersigned grantor Georgia E. Wyatt, an unmarried woman, in hand paid by C. J. Seay, the receipt whereof is hereby acknowledged, I the said Georgia E, Wyatt, do grant, bargain, sell and convey unto the said C. J. Seay the following described real estate, to-wit:

That certain tract of land in the Northwest Quarter of Section 20, Township 21, Range 2 West, described as follows, to-wit:

Commencing at the southwest corner of the Southwest quarter of the northwest quarter of said Section 20 marked by a large pine post, and run thence north 2 degrees and 24 minutes west a distance of 593 feet to the point of beginning of the tract of land herein conveyed: From said last named point of beginning run thence north 87 degrees and 41 minutes East a distance of 955.5 feet to a point; run thence north 79 degrees and 10 minutes east a distance of 687 feet to a point; run thence north 24 degrees and 50 minutes west a distance of 361 feet to a point, and thence run north 31 degrees and 20 minutes west a distance of 366 feet to a point, said last named point being the northeast corner of the Southwest Quarter of the northwest quarter of said Section 20, and thence run south 1 degree and 55 minutes east a distance of 328.4 feet to a point; thence run south 81 degrees and 20 minutes west a distance of 475.7 feet to a point; run thence south 82 degrees and 24 minutes west a distance of 849.2 feet to a point on the west line of said Southwest Quarter of the Northwest Quarter of said Section 20; run thence south 2 degrees and 24 minutes east a distance of 295.5 feet to the point of beginning, and being situated in the southwest quarter of the northwest quarter and the southeast quarter of the northwest quarter of Section 20, Township 21, Range 2 West, and containing 13 acres, more or less, in Shelby County, Alabama.

It is further agreed and understood by the parties hereto that the grantee herein assumes and agrees to pay the mortgage indebtedness to the Federal Land Bank of New Orleans against the above described property in the amount of \$560.00, which is evidenced by a mortgage executed by the grantor herein to said Federal Land Bank of New Orleans, when the same becomes due. Said Mortgage is recorded in Mortgage Book 167 on page 105, in the office of the Judge of Probate of Shelby County, Alabama.

It is further agreed between the parties hereto that in consideration of the premises that the grantor herein hereby releases, quitclaims and conveys to the grantee herein whatever water rights the grantor herein hereby releases, quitclaims and conveys to the grantee herein whatever water rights the grantor herein has heretofore had in, upon or to any water upon the lands now owned by the grantee.

To have and to hold, to the said C. J. Seay and his heirs and assigns, forever.

And I do for myself and for my heirs, executors and administrators, covenant with the said C. J. Seay, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; that I have a good right to sell and convey the same, as aforesaid; that they are free from all encumbrances; that I have a good right to sell and convey the same, as aforesaid; that I will and my heirs, executors and administrators, shall warrant and defend the same to the said C. J. Seay, his heirs and assigns, forever, against the lawful claims of all persons.

In Witness whereof, I have hereunto set my hand and seal this the 27 day of April, 1940.

Georgia E. Wyatt (SEAL)

THE STATE OF ALABAMA SHELBY COUNTY |

I, L. C. Walker, Judge of Probate in and for said County, in said State, hereby certify that Georgia E. Wyatt, an unmarried woman, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 27th day of April, 1940.

L. C. Walker, Judge of Probate, Shelby Co. Ala.

FILED IN OFFICE  
APR 27 1940  
L. C. WALKER,  
JUDGE OF PROBATE,  
SHELBY COUNTY, ALABAMA

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that  
\$ .50 Privilege Tax  
has been paid on the within  
instrument as required by  
law.

L. C. WALKER  
JUDGE OF PROBATE