

WARRANTY DEED
\$5.50 Federal Stamps
cancelled on this deed

#772

THE STATE OF ALABAMA, |

JEFFERSON COUNTY. |

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Four thousand six hundred and sixty dollars (\$4660.00) to the undersigned grantor Cahaba River Estates Inc., a corporation, in hand paid by F. Archer Chace and Bryan A. Chace the receipt whereof is hereby acknowledged, the said Cahaba River Estates Inc. does grant, bargain, sell and convey unto the said F. Arthur Chace and Bryan A. Chace the following described real estate, to-wit:

A tract of land containing approximately 186.4 acres of land, lying in Section 24,

Township 19 South, Range 3 West, being more particularly described as follows:

Begin at the Southwest corner of the Northwest Quarter of Southwest Quarter of Section 24, township 19 South, Range 3 West and run North along West line of said Quarter Section 496.68 feet to the Southeast Right of way line of the Birmingham-Montgomery Highway, thence at an angle to the right of 38 degrees 20' run northeasterly along said right of way line 341.5 feet, thence at an angle to the right of 79 degrees 02' in a Southeasterly direction along Southwest boundary of Kimler Lot 250 feet, thence at an angle to the left of 79 degrees 02' for 100 feet, thence at an angle to the left 2 degrees 47' for 182.46 feet to Northeast line of a 45 foot road between McCoy lot and Chace 2 acres, thence at an angle to the left of 98 degrees 11' in a Northwesterly direction 46.55 feet to Southeast corner of said Chace 2 acres, thence at an angle to the right of 91 degrees 10' and in a Northeasterly direction parallel with Montgomery Highway and along Southeasterly boundary of Chace and Russell property for a distance of 1160.12 feet to the Westerly boundary of Lee McGraw Tract as the same is now located and occupied, thence an angle to the right of 141 degrees 50' in Southerly direction along westerly boundary of Lee McGraw tract 338.27 feet to the Southwest corner of same, thence at an angle to the left of 140 degrees 02' in a Northeasterly direction along Southerly boundary of Lee McGraw tract, 424.75 feet to the Westerly boundary line of Buster McGraw land, thence at an angle to the right of 140 degrees in in a Southerly direction along Westerly boundary of Buster McGraw tract 397.19 feet to Southwest corner of same, thence at an angle to the left of 77 degrees 53' in an Easterly direction along South boundary of Buster McGraw tract, 419.11 feet to the Southeast corner of same, thence at an angle to left of 102 degrees 07' in a Northerly direction along the Eastern boundary of Buster McGraw tract a distance of 1100.25 feet to a point in the North line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 24, thence East along said North line 947.16 feet to southwest corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 24, thence North to Northwest corner of the said NW $\frac{1}{4}$ of NE $\frac{1}{4}$, thence East to Northeast corner of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$, thence South along East line of West half of NE $\frac{1}{4}$ and along East line of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 24, to the North bank of Cahaba River, thence in a Westerly direction along the meanderings of said North bank of Cahaba River to the South line of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 24, thence West along said South line 198 feet to point of beginning, and containing 186.4 acres more or less and all being situated in the Birmingham Division of Jefferson County, Alabama, except that part of the Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 24, Township 19 South, Range 3 West which lies North of Cahaba River, the same being located in Shelby County, Alabama.

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situated in Jefferson and Shelby County, Alabama.

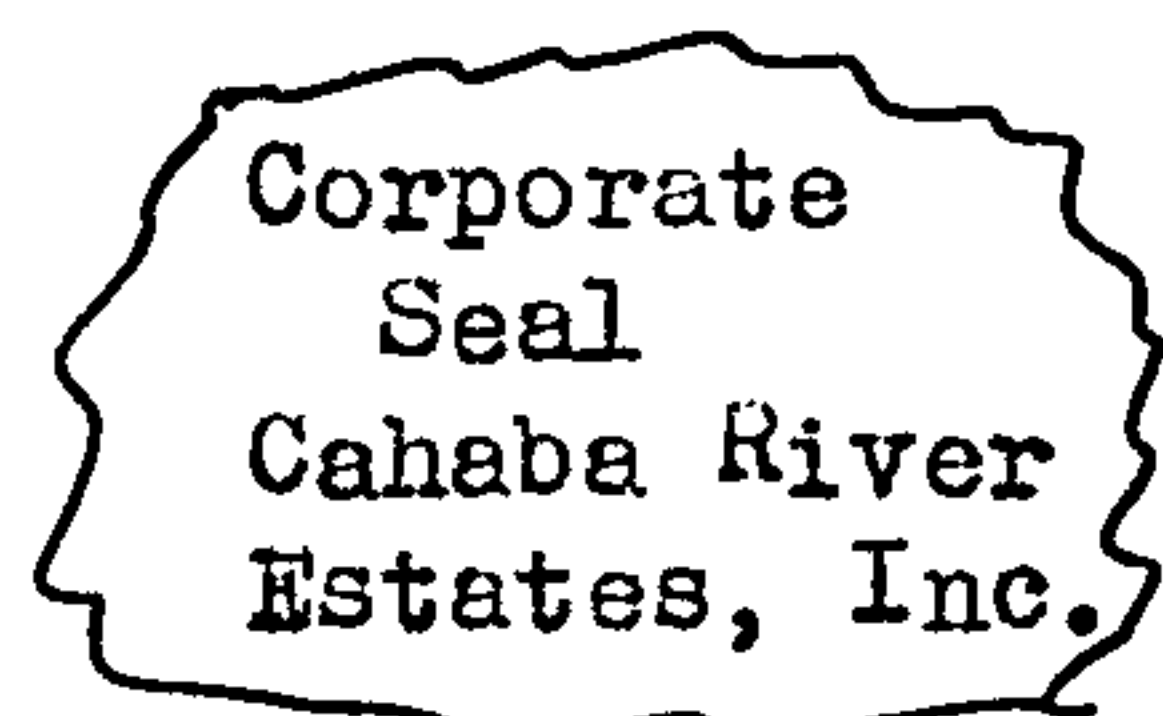
TO HAVE AND TO HOLD unto the said F. Arthur Chace and Bryan A. Chace their heirs and assigns forever.

And the said grantor does itself, and for its successors and assigns, covenant with the said F. Arthur Chace and Bryan A. Chace their heirs and assigns, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the said F. Arthur Chace and Bryan A. Chace, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Cahaba River Estates Inc. has caused these presents to be executed by J. W. Donnelly, its President, duly authorized thereto, and attested by Ben Cheeseman its Secretary, who affixed its corporate seal hereto, being duly authorized thereto, on this the 22nd day of November, 1943.

Cahaba River Estates Inc.

By J. W. Donnelly.
Its President.



Attest: Ben Cheeseman, Secretary.

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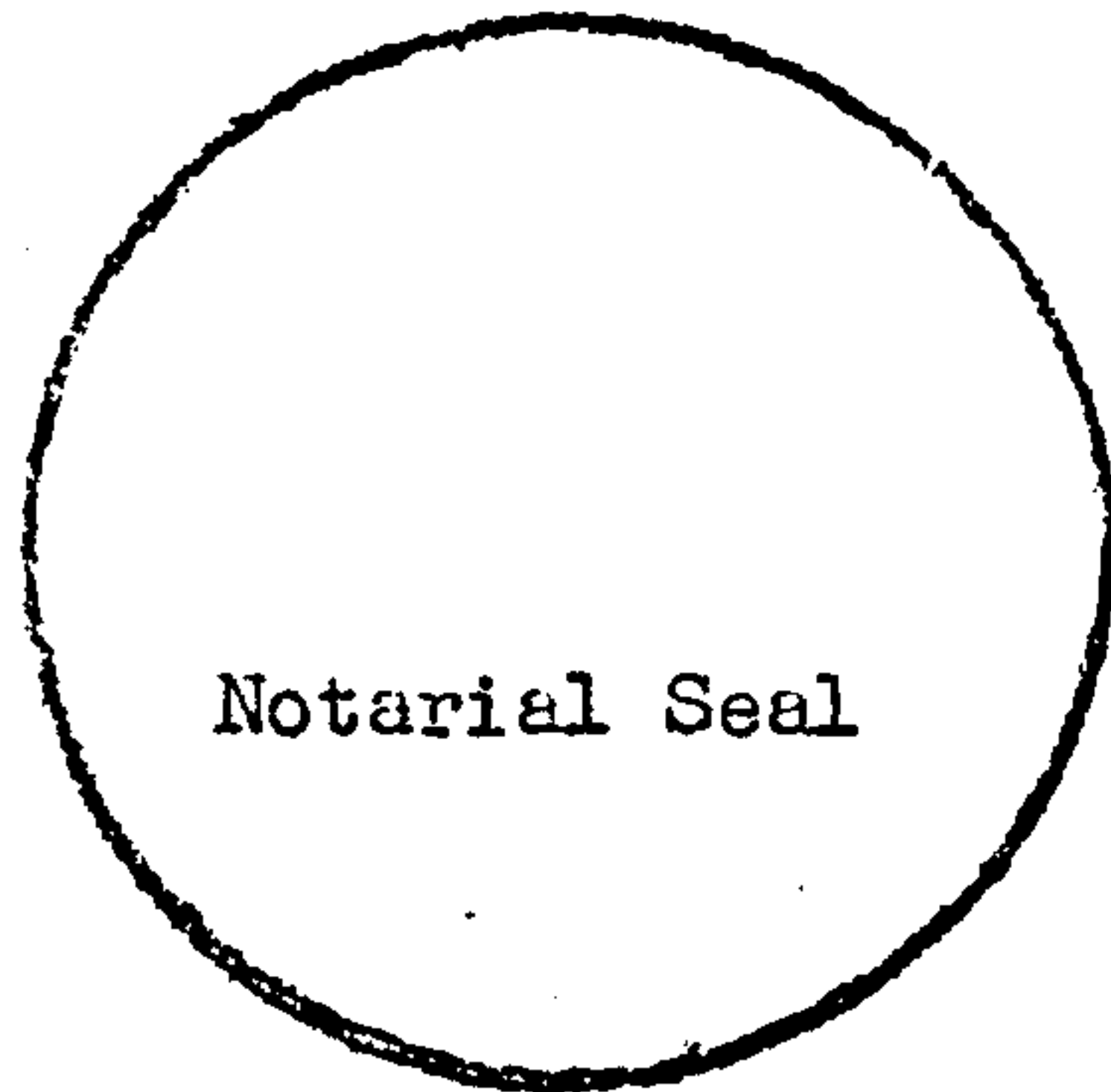
THE STATE OF ALABAMA,)

JEFFERSON COUNTY.)

I, L. C. Albright, a Notary Public in and for said County, in said State, hereby certify that J. W. Donnelly, whose name as President of the Cahaba River Estates, Inc. a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 22nd day of November, 1943.

L. C. Albright
Notary Public



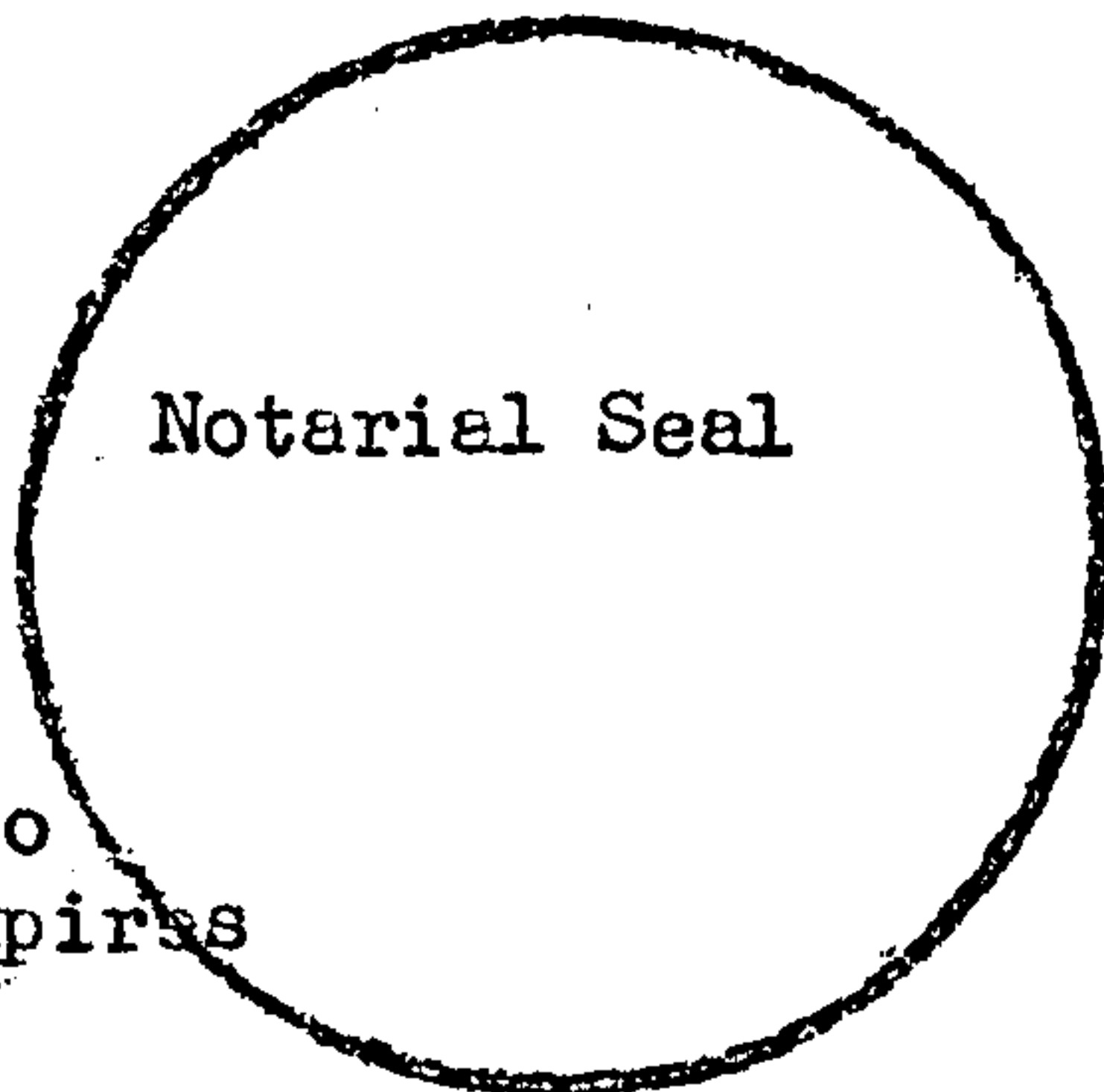
THE STATE OF OHIO)

LUCAS COUNTY.)

I, Ogle F. Woodward, a Notary Public in and for said County, in said State, hereby certify that Ben Cheeseman, whose name as Secretary of the Cahaba River Estates Inc. a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 22nd day of November, 1943.

Ogle Woodward
Notary Public
Ogle Woodward
Notary Public,
Lucas County, Ohio
My commission expires
Mar. 25, 1945



I hereby certify that the deed Tax \$500 & Mtg. Tax___ has been paid on this instrument.

H. R. Howze, Judge of Probate.

State of Alabama, Jefferson County.

I hereby certify that the within instrument was filed in my office for record Jan 21 1944 in duly recorded in Deed 3473 Page 546.

H. R. Howze Judge of Probate

Filed for record in this office on the 27th day of January, 1944, at eight o'clock A. M. and duly recorded in Deed Record Vol. 118 on page 35.

L. C. Walker, Judge of Probate

TAX PAID IN JEFFERSON COUNTY.