

WARRANTY DEED

THE STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five hundred and no/100---DOLLARS and other valuable considerations to the undersigned grantors L. C. Walker, and wife, Pearle N. Walker in hand paid by S. H. Perkins, Jr., and S. H. Perkins, Sr. the receipt whereof is acknowledged we the said L. C. Walker and wife, Pearle N. Walker do grant, bargain, sell and convey unto the said S. H. Perkins, Jr. and S. H. Perkins Sr. the following described real estate, to-wit:

Beginning at a point on the West bank of Coosa River on the North line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec. 36, Tp. 21, R 1 E and run West to the Northwest corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, thence South to the southwest corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, thence East to the SE corner of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$, thence South to a point 156.7 feet North of the southwest corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$, thence South 52 degrees and 55 minutes East 482 feet, thence North 77 degrees and 40 minutes East 245 feet, thence North 87 degrees and 30 minutes East 1252 feet, thence South 61 degrees and 30 minutes East 335.3 feet, thence continue South 61 degrees and 30 minutes East 332 feet to Coosa River, thence up said river and along the west bank thereof to the point of beginning and containing 160 acres more or less, together with all improvements.

Also, conveying hereby the right to use the timber standing or growing on said lands or any part thereof and the right to use and cultivate any part of said lands when not covered by water which was reserved in deed to the Alabama Power Company which is recorded in Deed Book No. 52 on page 109 in the office of the Judge of Probate of Shelby County, Alabama. In case said company required that timber to be removed from said land or any part of the same, we hereby convey the right to use said timber the same to be removed upon ninety days' notice by the company, but the removing of said timber shall not interfere with said company's right to flood said land or its free use to remove said timber therefrom should we fail or refuse to remove same upon such notice and such rights were made at our own expense and risk and without liability or cost on the part of said company for flooding said lands or any part thereof. The intention hereby being to convey all the lands situated in said Section 36, Tp. 21, R 1 E which was owned by G. J. Willimas at the time of his death. Subject to timber rights conveyed to Alabama Cooperate Company by deed dated April 21 1944, for a period of ten months from April 21, 1944. Grantees assumes and agrees to pay the 1944 County and State Taxes.

TO HAVE AND TO HOLD, to the said S. H. Perkins, Jr. and S. H. Perkins, Sr., their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said S. H. Perkins, Jr. and S. H. Perkins, Sr., their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 S. H. Perkins, Jr. and S. H. Perkins, Sr., their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 8th day of July, 1944.

L. C. Walker (SEAL)

Pearle N. Walker (SEAL)

THE STATE OF ALABAMA)

SHELBY COUNTY)

I, Cecil Duke, a Notary Public in and for said County, in said State, hereby certify that L. C. Walker, and wife, Pearle N. Walker 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 this conveyance, are executed the same voluntarily on the day the same bears date.

Given under my hand this 8th day of July, A. D. 1944.

Notarial Seal

Cecil Duke, Notary Public.

THE STATE OF ALABAMA)

SHELBY COUNTY)

I, Cecil Duke, a Notary Public in and for said County, in said State, hereby certify that on the 8th day of July, 1944, came before me the within named Pearle N. Walker known to me (or made known to me) to be the wife of the within named L. C. Walker, who, being examined separate and apart from the husband touching her signature to the within deed acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

IN WITNESS WHEREOF, I Hereunto set my hand this 8th day of July, A. D. 1944.

Cecil Duke, Notary Public

NOTARIAL SEAL

Filed for record in this office on the 8th day of July, 1944, at one o'clock P. M. and duly recorded in Deed Record Vol. 118 on page 556 and 557.

L. C. Walker, Judge of Probate

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$ 1.00 Privilege Tax
has been paid on the within
instrument as required by
law.
L. C. WALKER,
JUDGE OF PROBATE