

DEED
(\$3.85 Federal Stamps Cancelled on this Deed)

161

STATE OF ALABAMA, §
SHELBY COUNTY.... §

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of THREE THOUSAND FOUR HUNDRED SEVENTY-THREE & 75/100 DOLLARS (\$3473.75), to the undersigned grantors, Lester Baker and wife, Theresa Baker, in hand paid by L.C. Dyer, the receipt whereof is hereby acknowledged, we, the said, Lester Baker and wife, Theresa Baker, do grant, bargain, sell, and convey unto the said L.C. Dyer the following described real estate situated in Shelby County, Alabama, to-wit:

That part of the East Half of the Northeast Quarter of Section 28, which lies West of the Harpersville and Sterrett public road, in Township 19, Range 2 East.

Also, all that part of the Northwest Quarter of the Southeast Quarter of Section 28, in Township 19, Range 2 East, described as follows, to wit: Commencing at the Southwest corner of said Northwest Quarter of the Southeast Quarter and run thence North 2 degrees and 43 minutes West a distance of 243 feet to the point of beginning: Run thence North 87 degrees and 30 minutes East 737.7 feet to an iron stob; run thence South 71 degrees East 233.7 feet to the West margin of what is known as the Columbiana and Vincent Highway; run thence in a Northeasterly direction along the West margin of said Highway to where the said Highway intersects the East line of said Northwest Quarter of the Southeast Quarter of said Section 28; run thence North along the East line of said last named forty acres to the Northeast corner of said forty; run thence West to the Northwest corner of said forty acres; run thence in a Southerly direction along the West line of said forty a distance of 1077 feet, more or less, to the point of beginning and containing 33 acres, more or less, but there is excepted from the last described 33 acres that tract of land containing 26.75 acres sold by Lester Baker to Embry Baker and which said exception is described as follows: That part of the Northwest Quarter of the Southeast Quarter of Section 28, Township 19, Range 2 East, described as follows, to-wit: Commencing at the Southwest corner of said Northwest Quarter of the Southeast Quarter of said Section 28, as aforesaid, and run thence North 2 degrees and 30 minutes West a distance of 243 feet to the point of beginning of the tract herein described: Run thence North 2 degrees and 30 minutes West, a distance of 1080 feet, more or less, to the Northwest corner of said forty acres; run thence North 86 degrees and 30 minutes East, a distance of 1130.6 feet; run thence South 1 degree West 573.3 feet; run thence South 21 degrees West 260 feet; run thence South 55 degrees East 181.9 feet; run thence South 30 degrees and 30 minutes West a distance of 326 feet to an iron stake; run thence North 70 degrees and 15 minutes West a distance of 233.7 feet; run thence South 88 degrees West 737.7 feet to the point of beginning, being marked by a gum tree and containing 26.75 acres, more or less in said EXCEPTION.

Also, all that part of the Northeast Quarter of the Southeast Quarter of Section 28, that lies West of the right of way of the Columbian and Vincent paved Highway and West of the old Harpersville and Sterrett public road, all in Township 19, Range 2 East. Also, all of the West Half of the Northeast Quarter of Section 28, Township 19, Range 2 East, EXCEPT the two tracts of land conveyed to T. J. Martin and wife, E. M. Martin to the Atlanta, Birmingham and Atlantic Railroad Company by deed dated October 23, 1906, and recorded in Deed Book 36, on page 481, and described as follows: A tract 100 feet wide, being and extending 50 feet in width on each side of the center line of the main track of the Atlanta, Birmingham and Atlantic Railroad Company as the same is now located through the West Half of the Northeast Quarter of said Section 28, Also, EXCEPT an additional strip of land 100 feet wide lying and being contiguous to the South line of the right of way of said Atlanta, Birmingham, and Atlantic Railroad Company through the West Half of the Northeast Quarter of said Section 28. Also, EXCEPT a tract of land containing 3 acres, more or less, situated in the Northwest Quarter of the Northeast Quarter of said Section 28, described as follows: Beginning at the point of intersection of the North line of the Atlanta, Birmingham and Atlantic Railroad Company's right of way with the West line of the public road leading from Harpersville to Sterrett, and run thence in a Southwesterly direction 375 feet; run thence at a right angle to said railroad right of way in a Northerly direction 348.5 feet; run thence in an Easterly direction and parallel with said Railroad right of way, a distance of 375 feet to said Harpersville and Sterrett public road; run thence in a Southerly direction along said public road a distance of 348.5 feet to the point of beginning, as described in that certain deed from F. A. Gorman and wife, Ada B. Gorman to Shelby Iron Company, by deed dated January 11, 1910, as shown of record in Deed Book 43 on page 228, in the office of the Judge of Probate of Shelby County, Alabama.

All of the above described lands situated in Section 28, Township 19, Range 2 East, Huntsville and Meridian, in Shelby County, Alabama, and containing 99 1/4 acres, more or less.

TO HAVE AND TO HOLD, to the said L.C. Dyer, and to his heirs and assigns forever.

And we do, for ourselves, and for our heirs, executors, and administrators, covenant with the said L.C. Dyer, his heirs and assigns, that we are lawfully seized in fee simple of said premises; they they are free from all encumbrances; 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 L.C. Dyer, and unto his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 17 day of December, 1945.

Lester Baker (SEAL)

Theresa Baker (SEAL)

STATE OF ALABAMA,

SHELBY COUNTY...

I, Mrs. J.W. Donahoo, a Notary Public, in and for said County, in said State, hereby certify that Lester Baker and wife, Theresa Baker, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 17 day of December, 1945.

NOTARIAL SEAL

Mrs. J.W. Donahoo
Notary Public, Shelby County, Alabama

STATE OF ALABAMA,

SHELBY COUNTY.....

I, Mrs. J.W. Donahoo, a Notary Public, in and for said County, in said State, hereby certify that on the 17 day of December, 1945, came before me the within named Theresa Baker, known to me to be the wife of the within named Lester Baker, 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 the 17 day of December, 1945.

NOTARIAL SEAL

Mrs. J.W. Donahoo
Notary Public, Shelby County, Alabama

Filed in the office of the Probate Judge the 20th day of December, 1945 at 10 o'clock A.M. and recorded in the Deed Record 123 on page 239 on this the 20th day of December, 1945.

STATE OF ALABAMA L.C. Walker,
SHELBY COUNTY

Judge of Probate

I hereby certify that
\$ 2.50 Privilege Tax
has been paid on the within
instrument as required by
law.

L. C. WALKER,
JUDGE OF PROBATE