

(\$45.10 Federal Stamps canceled on this deed)

2757

DEED 3741 Page 152

THE STATE OF ALABAMA)

THE COUNTY OF JEFFERSON)

THIS INDENTURE, made and entered into this the 30th day of April, 1946, by and between T. C. King and wife, Sadie Cox King, parties of the first part, and Anna Lois Waters, party of the second part.

WITNESSETH:

That for and in consideration of the sum of FORTY THOUSAND (\$40,000.00) DOLLARS, (Ten Thousand (\$10,000.00) DOLLARS of which consideration has been paid in cash, the receipt of which is hereby acknowledged, the the balance of THIRTY THOUSAND (\$30,000.00) DOLLARS being secured by purchase money mortgage executed contemporaneously herewith from said Anna Lois Water and husband, N. H. Water, to said T. C. King, conveying the hereinafter described property) the parties of the first part have granted, bargained and sold and hereby grant, bargain, sell and convey unto the party of the second part the following described lands situated in Jefferson County and Shelby County, Alabama, namely:

FEE SIMPLE

PARCEL 1: SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 19, Township 18, Range 1 West.

PARCEL 2: NW $\frac{1}{4}$, NW $\frac{1}{4}$ of SW $\frac{1}{4}$, and all that part of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ lying North and West of the Columbiana Road, all in Section 30, Township 18, Range 1 West.

PARCEL 3: N $\frac{1}{2}$ of NE $\frac{1}{4}$, SW $\frac{1}{4}$ of NE $\frac{1}{4}$, and N $\frac{1}{2}$ of SE $\frac{1}{4}$, all in Section 30, Township 18, Range 1 West.

PARCEL 4: N $\frac{1}{2}$ of NW $\frac{1}{4}$, SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$, all in Section 29, Township 18, Range 1 West.

PARCEL 5: NE $\frac{1}{4}$ of SE $\frac{1}{4}$ and all that part of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ lying East of the Little Cahaba River, all in Section 24, Township 18, Range 2 West. Also 5 acres in the NW corner of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 25, Township 18, Range 2 West, described as follows: Beginning at the NE corner of said section, thence run in a Southerly direction along the East boundary of said Section 250.34 feet, thence run West parallel with the North boundary of said section 870 feet, thence North, parallel with the East boundary of said section 250.34 feet to the North boundary of said section, and run thence along said North boundary 870 feet to the point of beginning.

SURFACE RIGHTS

PARCEL 6: SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 30, Township 18, Range 1 West; SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 29, Township 18, Range 1 West; excepting therefrom minerals and mining rights and privileges heretofore reserved.

PARCEL 8: A tract of land located in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 24, Township 18 South, Range 2 West described as follows: Begin at the Southeast corner of said quarter-quarter section; thence in a Westerly direction along the Southern boundary thereof 826.13 feet, thence turning an angle of 130 degrees and 40 minutes to the right in a Northeasterly direction 1230.5 feet to intersection with the Eastern boundary of said quarter-quarter section; thence in a Southerly direction along said Eastern boundary 933.6 feet to point of beginning; said tract of land having an area of 8.9 acres, more or less, excepting therefrom minerals and mining rights and privileges heretofore reserved.

PARCEL 9: A tract of land located in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 24, Township 18 South, Range 2 West, described as follows: Begin at the Southeast corner of said quarter-quarter section; thence in a Westerly direction along the Southern boundary thereof 930.1 feet, thence turning an angle of 134 degrees and 41 minutes to the right in a Northeasterly direction 1293.4 feet to intersection with the Eastern boundary of said quarter-quarter section; thence in a Southerly direction along said Eastern boundary 920.25 feet to point of beginning; said tract of land having an area of 9.8 acres, more or less, excepting therefrom minerals and mining rights and privileges heretofore reserved. All of said parcels containing 1,125 acres, more or less.

PARCEL 7: NE $\frac{1}{4}$, SE $\frac{1}{4}$ of NW $\frac{1}{4}$, NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and NW $\frac{1}{4}$ of SW $\frac{1}{4}$, all in section 24, Township 18, Range 2 West, excepting therefrom minerals and mining rights and privileges heretofore reserved.

340
452

There is excepted from this conveyance the timber and timber rights reserved in deed from Claude H. Grayson and wife to Theodore Swann, dated July 25, 1944, reference to which deed is here made, and which deed is recorded in Deed Record 3524, page 291, in the office of the Judge of Probate of Jefferson County, Alabama.

TO HAVE AND TO HOLD the property hereinabove described and conveyed, together with all the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining unto the said party of the second part, her heirs and assigns, in fee simple, subject, however, to the statutory right or rights of redemption of said lands arising by reason of the foreclosure on October 24th, 1945, of mortgage executed by Theodore Swann and wife to T. C. King, dated January 24th, 1945, recorded in Mortgage Record 3582, page 587, in Jefferson County, Alabama, and in Mortgage Record 194, page 100, in Shelby County, Alabama, and the foreclosure on April 22nd, 1946, of mortgage executed by Theodore Swann and wife to Claude H. Grayson, dated July 25th, 1944, recorded in Mortgage Record 3537, page 165, in Jefferson County, Alabama, and in Mortgage Record 195, page 104 in Shelby County, Alabama.

It is intended hereby to convey, and there is hereby conveyed by parties of the first part to party of the second part all of the rights title, interest and estate of the parties of the first part in and to those certain pieces, parcels or tracts of land situated partly in Jefferson County and partly in Shelby County, Alabama, which together comprise 1,125 acres, more or less, and which are known as the Swann Country place, including the right, title, interest and estate acquired by the said T. C. King as the purchaser at the foreclosure sales hereinabove mentioned.

It is expressly understood and agreed that this conveyance is executed without any warranty, except as against liens or encumbrances upon said lands done or suffered by the parties of the first part.

It is further understood and agreed that the taxes upon said lands for the current tax year shall be prorated between the parties as of this date.

IN WITNESS WHEREOF the parties of the first part hereunto set their hands and seals on this the day, month and year herein first written.

T. C. KING (SEAL)

SADIE COX KING (SEAL)

STATE OF ALABAMA)

COUNTY OF CALHOUN)

I, MARY M. WILSON, a Notary Public in and for said State and County, hereby certify that T. C. King and wife, Sadie Cox King, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

And I further certify that on the 30th day of April, 1946, came before me the within named Sadie Cox King, known to me to be the wife of the within named T. C. King, 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, constraints or threats on the part of the husband.

Given under my hand on this the 30th day of April, 1946.

MARY M. WILSON, NOTARY PUBLIC,
CALHOUN COUNTY, STATE OF ALABAMA
My Commission expires Feb. 21, 1950

I hereby certify that the Deed Tax \$11.00 and Mtg. Tax \$ has been paid on this instrument.

EUGENE HAWKINS, JUDGE OF PROBATE,
JEFFERSON COUNTY, STATE OF ALABAMA

Filed in office for record this the May 27, 1946, and duly recorded in Vol. 3741, page 152.

EUGENE HAWKINS, JUDGE OF PROBATE,
JEFFERSON COUNTY, STATE OF ALABAMA

I hereby certify that the within instrument was filed in my office for record May 27, 1946, at o'clock and duly recorded in Deed 3741, page 152.

EUGENE HAWKINS, JUDGE OF PROBATE,
JEFFERSON COUNTY, STATE OF ALABAMA

341

To whom it may concern:

June 24, 1946

This is to certify that mortgage tax of \$45.00 was paid on Mortgage from Anna Lois Waters, et. al. to T. C. King, in the amount of \$30,000.00. Said mortgage was recorded on May 27, 1946, in volume 3758, record of mortgages on page 116.

EUGENE HAWKINS, JUDGE OF PROBATE,
JEFFERSON COUNTY, STATE OF ALABAMA

I certify that the within deed was filed in this office for record the 30th day of May 1946 at 8 a.m. and recorded in Deed Record 124, page 339 and examined 6-25-46.

L. C. WALKER, JUDGE OF PROBATE

NO TAX DUE ON THIS INSTRUMENT. TAX PAID IN JEFFERSON COUNTY.