Deed 4245 PAGE 167 #2195

I hereby certify that the Deed tax \$4.00 & mtg. tax. has been paid on this instrument,

Tom C. Garner, Judge of Trobate.

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Four Thousand and no/100 (\$4,00 0,00) Dollars to the undersigned grantor, F.H. Cornelius in hand paid by John E. Mcavoy, Jr., and Louise T. McAvoy, the receipt whereof is acknowledged, we, the said F. H. Cornelius and wife, Lucille L. Cornelius do grant, bargain, sell and convey unto the said John E. McAvoy, Jr., and Louise T. McAvoy, as joint tenants, with right of survivor and ship, the following described real estate, situated in Jefferson County, Alabama, to with Shelby County

That part of the Southeast Quarter ( $SE_4^1$ ) and that part of the East Half of Southwest Quarter ( $E_2^1$  of  $SW_4^1$ ) of Section Four (4), Township Nineteen (19) South, Range Two (2) West, more particularly described as follows:

Begin at the Northeast corner of Southeast Quarter ( $SE_4^1$ ) of said Section Four (4), run thence Westwardly along the North line of said quarter section for a distance of Two Thousand, Three Hundred and Ninety-Seven and 44/100 (2,397.44) feet; thence turn an angle to the left of 71° 17' and run Southwestwardly for a distance of Five

120

and Forty-four and 67/100 (544.67) feet; thence turn an angle of 38 49' to the left is Southeastwardly for a distance of Two Hundred and Forty-Eight and 47/100 (248.47) feet; thence turn an angle to 47° 13' to the right run Southwestwardly for a distance of Two Hundred and Forty-Eight and 47/100 (248.47) feet; thence turn an angle of 47° 13' to the right run Southwestwardly for a distance of One Thousand, Six Hundred and Eighty-five and 3/10 (1,685.3) feet; thence turn and angle of 35° 18' to the left run Southeastwardly for a distance of Four Hundred and Three and 14/100 (403.14) feet more or less to the South line of said Section four; thence run Eastwardly along said South line for a distance of Three Thousand, Three Hundred and Two and 14/100 (3,302.14) feet to the Southeast corner of said Section Four; run thence Northwardly along the East line of said Section Four to the point of beginning; Minerals and mining rights excepted; and also

That part of the North "alf of Northwest Quarter ( $N_2^1$  of  $N_3^1$ ) Section Nine (9), Township Nineteen (19), Range Two (2) West, more particularly described as follows:

Begin at the Northeast corner of "ortheast Quarter of Northwest Quarter (NE<sub>3</sub> of NW<sub>3</sub>) of said Section and run thence Westwardly along the North line of said quarter-quarter section for a distance of Six Hundred and Thirty Nine and 5h/100 (639.5h) feet; thence turn an angle to the left of 98° 12' and run southeastwardly for a distance of Five Hundred and Thirteen and 7/10 (513.7) feet; thence turn an angle of 31° 51' to the left and run southwest-ardly for a distance of Five Hundred and Twenty-Four and 7/100 (52h.07) feet; thence turn an angle of 22° 7' to the right run Southwestwardly for a distance of Five Hundred and Thirty-One (531) feet to the Center of Cahaba Miver; run thence Southwestwardly along the center of said Miver for a distance of Forty (40) feet, more or less, to the South line of the Northwest Quarter of the Northwest Quarter (NW<sub>4</sub> of NW<sub>4</sub>) of said Section Nine (9) run thence Eastwardly along the South line of the Northwest Quarter (NE<sub>4</sub> of NW<sub>4</sub>) of said Section to the Southeast corner of the Northeast Quarter of the Northwest Quarter (NE<sub>4</sub> of the NW<sub>4</sub>) of said Section; run thence Northwardly along the East line of said quarter-quarter section to the point of beginning.

Minerals and minging rights excepted.

The grantor herein reserves all timber eight inches in diameter and above measured twelve inches from the ground, together with the right of ingress and to egress from said Property for a the purpose of cutting and removing said timber for a period of one year from date hereof: together with the right to operate necessary saw mill or manufacturing operations for the purpose of cutting and sawing and manufacturing timber of said property during said period.

All timber not cut and removed within said period of one year shall revert to the grantee herein and all machine machinery and equipment placed on said premises for the purposes above set forth, shall be removed within sixty days after the expiration of said one year period.

TO HAVE AND TO HOLD, Unto the said John E. McAvoy, Jr., and Louise T. McAvoy, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives theother, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns for the Grantees herein shall take as tenents in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said G antees, their heirs and assigns, that we are lawfully seized in fee smple of said premises; that they are free from all incumbrances except as above stated and taxes for the now current tax year; 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 Grantees, their heirs and assigns forever against the lawful claims of all persons

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this March 15th, 1949.

F.H. Cornelius (SFAL)
Lucille L. Cornelius (SFAL)

STATE OF ALABAMA

JEFFERSON COUNTY

I, Will F. Franke, a Notary Public in and for said County, in said State, hereby certify that F. H. Cornelius and wife, Lucille L. Cornelius, 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.

Given under my hand and official seal, this arch 15th, 1949,

Will F. Franke

Notary Public, State of Alabama at Large.

STATE OF ALABAMA

JEFFERSON COUNTY

I, Will F. Franke, a Notary Public in and for said County, in said State, hereby cetify that on the 15th d day of March, 1949, came before me the within named Lucille L. Cornelius, known to me to be the wife of the within named F. H. Cornelius, who, veing examined separate and a lart from the conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constratints, or threats on the part of the husband.

Given under my hand and official seal, this March 15th, 1949.

Notary Public, State of Alabamar At Large.

SHELBY COLLAR MA iled in office for record this the Mar. 15 1949 and duly recorded in Vol. deed 4245 page 1019 pa m instrument as required

L.C. Walker, Judge of Probate.