

4209

DEED

See Mtg. Record 198

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THE STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of \$1.00 and the assumption by the grantee of one-half of that certain mortgage from E.A. Ambrose and wife, Elizabeth A. Ambrose and J.R. Ambrose and wife, Elaine B. Ambrose, to the Federal Land Bank of New Orleans, dated December 4, 1946, for \$3,900.00 and recorded in Mortgage Book 198 page 123 in the Probate Office of Shelby County, Alabama, to the undersigned grantor J.R. Ambrose and wife Elaine B. Ambrose in hand paid by E.A. Ambrose the receipt whereof is acknowledged, we the said J.R. Ambrose and wife, Elaine B. Ambrose do grant, bargain, sell and convey unto the said E.A. Ambrose all our undivided one-half interest in and to the following described real estate, to-wit:

The $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of Section 4; Also that part of the $E\frac{1}{2}$ of the $SE\frac{1}{4}$ of Section 5 lying east on a line described as follows: to-wit: Beginning at a point on the north line of said $E\frac{1}{2}$ of the $SE\frac{1}{4}$ which is 10.25 chains east of the northwest corner of said $E\frac{1}{2}$ of $SE\frac{1}{4}$; running thence south 11 chains; thence south 34 degrees, 30 minutes West 14.09 chains to Shoal Creek; and thence southeasterly up the run of said creek to its intersection with the south line of said $E\frac{1}{2}$ of $SE\frac{1}{4}$ of Section 5; Also all that part of the $SE\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 5, in the southwest corner thereof which lies south of the right of way of the B. B. & B. Branch of the Southern Railway; Also all those parts of the $NE\frac{1}{4}$ of the $NW\frac{1}{4}$ and $W\frac{1}{2}$ of the $NW\frac{1}{4}$ of Section 9 and $E\frac{1}{2}$ of the $NE\frac{1}{4}$ of Section 8, which are located within the following described line s and boundaries, to-wit: Beginning at a point of intersection of the westerly line of the right of way of Southern Railway with the north line of said Section 9; run thence southwesterly along said right of way line to its intersection with the north line of the Southern Railway "Y" right of way; thence westerly along and following the curvature of said "Y" right of wayline to its intersection with the east right of way line of the said B. B. & B. Branch of said railway; thence northerly along said mentioned line to its intersection with Shoal Creek; thence northwesterly down the run of said creek to its intersection with the north line of the $NE\frac{1}{4}$ of $NE\frac{1}{4}$ of said Section 8; thence east along the north line of said Section 8 and 9 to point of beginning; Also all of the $E\frac{1}{2}$ of the $NE\frac{1}{4}$ of said Section 8 lying west of the right of way of the said B. B. & B. Branch of said railway, except such part on and in the south part thereof as is cut off and excluded and bounded on the west and northeast by the following described line, to-wit: Commencing at the southwest corner of the $SE\frac{1}{4}$ of $NE\frac{1}{4}$ of said Section 8; running thence north, 4 degrees east, 14.186 chains; thence south, 55 degrees 10 minutes east, 857 feet which point is the southwest corner of a lot heretofore known as the Ambrose lot; thence north, 10 degrees 30 minutes east, 209 feet; thence south 55 degrees 10 minutes east, 209 feet; thence south 10 degrees 30 minutes west 209 feet; thence south 55 degrees 10 minutes east, 284 feet, more or less, to the west line of the right of way of said B. B. & B. Branch; Also excepting from this conveyance certain lots No. 1 to 6, both inclusive, according to a survey and allotment made by Theodore O. Sparks for J.W. Little on August 7, 1913, and which lots include and embrace a parcel of land described as follows: To locate the beginning point of description of the exempted lots, start at the northwest corner of the $SE\frac{1}{4}$ of $NE\frac{1}{4}$ of said Section 8; run thence south 169.1 feet and thence north, 89 degrees 30 minutes east, 687 $\frac{3}{4}$ feet, which point is the northwest corner of the parcel hereby excepted; from this beginning point, run south, 30 minutes east 530.6 feet; thence north, 89 degrees 30 minutes east, 160 feet; thence north 30 minutes

west, 530.6 feet and thence south 89 degrees 30 minutes west, 160 feet to the point of beginning of said parcel hereby excluded; Also except from this conveyance all rights and easements of the public, in and upon the public highway on said lands hereby conveyed; The rights of way of Railway lines and "Y" hereinabove referred to include and comprise a strip of land extending 50 feet on either side of the center line of the respective lines and "Y" referred to and running parallel with center lines respectively; All of said lands hereby conveyed being in Township 24 North, Range 12 East and being the lands heretofore known and called "The J.W. Little Farm" containing in all 197 acres, more or less, situated in Shelby County, Ala.

TO HAVE AND TO HOLD to the said E.A. Ambrose his heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said E.A. Ambrose his 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 E.A. Ambrose, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof we have hereunto set our hands and seals this 6th day of April, 1949.

J.R. Ambrose (Seal)

Elaine B. Ambrose (Seal)

THE STATE OF ALABAMA

JEFFERSON COUNTY

I, Dan C. Smith, a Notary Public, in and for said County in said State, hereby certify that J.R. Ambrose and wife, Elaine B. Ambrose 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 6th day of April, A.D. 1949.

Dan C. Smith, Notary Public
my commission expires 10/4/52

THE STATE OF ALABAMA

JEFFERSON COUNTY

I, Dan C. Smith, a Notary Public in and for said County in said State, hereby certify that on the 6th day of April, 1949 came before me the within named Elaine B. Ambrose known to me (or made known to me) to be the wife of the within named J.R. Ambrose 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, without fear, constraint or threats on the part of the husband.

In witness whereof I hereunto set my hand this 6th day of April, A.D. 1949.

Dan C. Smith, Notary Public
my commission expires 10/4/52

Filed in the office of the Probate Judge on the 5th day of October 1949 and recorded in Deed Record 142 on page 113 this the 23 day of May, 1950.

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that
\$2.00 Privilege Tax
has been paid on the within
instrument as required
by law.

L. C. WALKER,
JUDGE OF PROBATE

L.C. Walker, Judge of Probate