

4452

Total 62,500.00

BOOK 155 PAGE 217

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar and other good and valuable considerations paid and the execution and delivery of a purchase money mortgage for Forty Thousand (\$40,000.00) Dollars by Oak Hill Land Corporation to William E. Hargrove and The First National Bank of Birmingham, as Executors of and Trustees under the Last Will and Testament of James Douglas Kirkpatrick, Jr., deceased, (hereinafter called Grantors) receipt whereof is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said Oak Hill Land Corporation (hereinafter called Grantee) the following described real estate lying and being situated in Shelby County, Alabama, to wit:

All of the South One-half of Section 15 which lies east of Shoal Creek and all of Northeast Quarter of Section 22 in Township 22, Range 3 West. Said property containing 345 acres more or less. Subject, however, to easement of Alabama Power Company as recorded in Deed Book 101, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama,

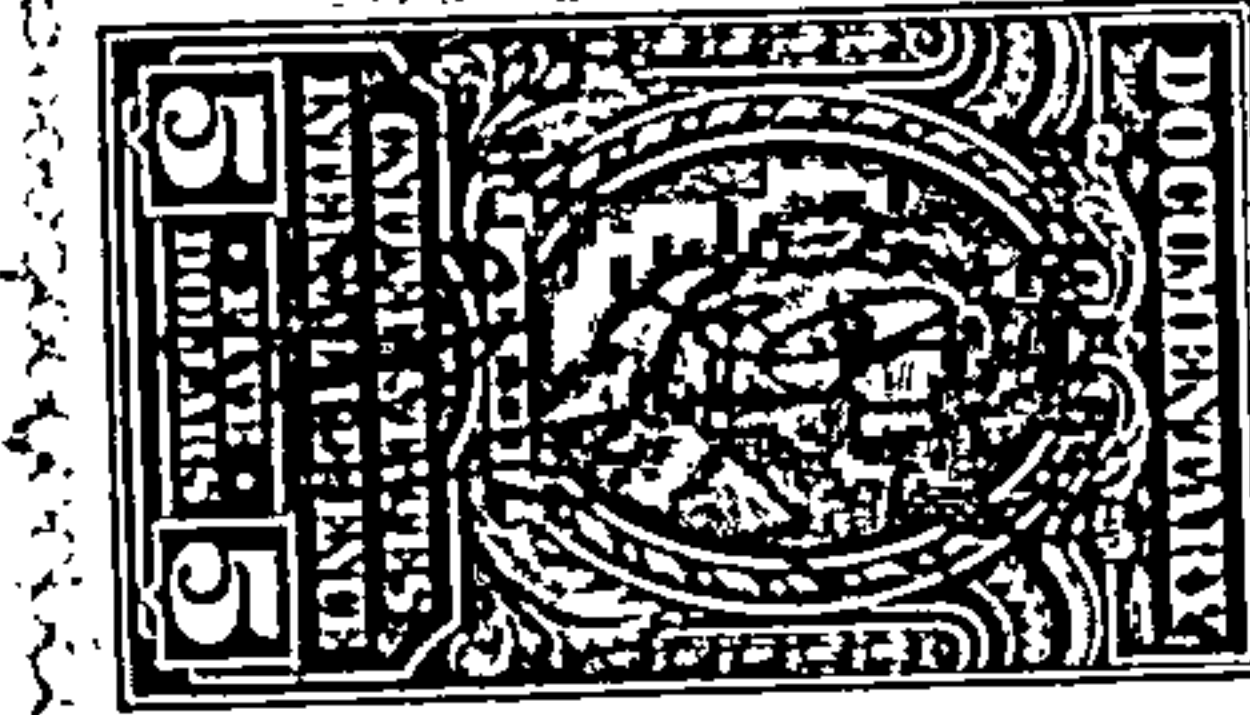
Also the Northwest Quarter and the West One-half of the Southwest Quarter of Section 22; the Southeast Quarter of the Northeast Quarter of Section 21; all in Township 22, Range 3 West, containing in all approximately 280 acres, save and except approximately 10 acres reserved out of the Southeast Quarter of the Northeast Quarter of said Section 21, more particularly described as follows: Begin at the Southwest corner of said quarter-quarter section, thence in a northerly direction along quarter-quarter section line a distance of 660 feet, thence at an angle to the right and parallel with the southerly line of said quarter-quarter section a distance of 660 feet, thence at an angle to the right and parallel with the westerly line of said quarter-quarter section a distance of 660 feet to the southerly line of said quarter-quarter section and thence at an angle to the right in a westerly direction along said quarter-quarter section line a distance of 660 feet to the point of beginning containing approximately 10 acres which the grantors herein do not convey but reserve, situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

The said Grantee expressly assumes the payment of ad valorem taxes which will be due October 1, 1952.

It is specifically understood and agreed that this deed is made subject to existing rights of way, building restrictions and/or easements, if any, on or against the above described property, and the same are excepted from the implied warranties hereof.

And we do for ourselves and for our heirs, executors, administrators and successor trustees covenant with the said Grantee, its successors and assigns, that we are lawfully seized of said premises; that 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, administrators and successor trustees shall warrant and defend the same to the said grantee, its successors and assigns forever against the lawful claims of all persons.



The undersigned Grantors execute the within instrument solely in the representative capacities named and expressly limit their liability hereunder to the property now or hereafter held by them in such capacities.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals this 1st day of September, 1952.

William E. Hargrove
William E. Hargrove, as Executor of and Trustee under the Last Will and Testament of James Douglas Kirkpatrick, Jr., deceased

THE FIRST NATIONAL BANK OF BIRMINGHAM, as Executor of and Trustee under the Last Will and Testament of James Douglas Kirkpatrick, Jr., deceased,

ATTEST:

[Signature]
Assistant Trust Officer

By C. F. Zukoski, Jr.
Vice President.

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, Alton Thompson, a Notary Public, in and for said County in said State, hereby certify that William E. Hargrove, whose name as Executor of and Trustee under the Last Will and Testament of James Douglas Kirkpatrick, Jr., deceased, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he in his capacities as such Executor and Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of September, 1952.

Alton Thompson
Notary Public My Commission Expires October 19, 1955
My commission expires _____

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, Alton Thompson, a Notary Public in and for said County, in said State, hereby certify that C. F. Zukoski, Jr., and S. H. Tanner, whose names as Vice President and Assistant Trust Officer, respectively, of The First National Bank of Birmingham, a corporation, as Executor of and Trustee under the Last Will and Testament of James Douglas Kirkpatrick, Jr., deceased, 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 said conveyance they, as such officers, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacities as Executor and Trustee as aforesaid.

Given under my hand and official seal this 1st day of September, 1952.

Alton Thompson
Notary Public My Commission Expires October 19, 1955
My commission expires _____

Filed in the office of the Probate Judge on the 18 day of Sept 1952 at 8 o'clock A M
and recorded in Deed Book 155 Page 217 this 23 day of Sept 1952.
Deed Tax 22.50 Mortgage Tax — has been paid.

L.C. Walker, Judge of Probate