

1341

WARRANTY DEED

14,000.00

THE STATE OF ALABAMA

BOOK 164 PAGE 348

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of \$100.00 & other good and val. consideration and the grantee assuming that certain mortgage from J. H. Edwards and wife to Federal Land Bank of New Orleans for the principal balance of \$3705.00 plus accrued interest which mtg. is dated 6/3/52 & recorded in Mtg. Book 223 Page 335 in Probate Office of Shelby County, Alabama, to the undersigned grantors, C. J. Tucker and wife, Daisy Mae Tucker, in hand paid

by William S. Tune, the receipt whereof is acknowledged, we the said C. J. Tucker and wife, Daisy Mae Tucker, do grant, bargain, sell and convey unto the said William S. Tune the following described real estate, to-wit:

The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1 and the NE $\frac{1}{4}$ of Section 2, Except that part of the above described lands which would be entirely surrounded by the waters of the Coosa River and its tributaries if backed up to an elevation of 425 feet above a certain datum plane with right to construct, operate and maintain a dam across Coosa River down stream from said lands, for the manufacture of electricity, etc; containing 36 acres, more or less and which was conveyed to the Alabama Power Company by Mary S. Evans, a widow, by deed of May 6, 1913, and recorded in Deed Book 52 Page 247 in the Probate Judge's Office of Shelby County, Alabama;

Also the W $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 2;

Also the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 2 except 15 acres lying in the southwest corner of the above described forty acre tract which was deeded to Richmond Merrell by A. B. Merrell, under date of February 17, 1908, said deed being recorded in Deed Book 49 page 329 in the office of the Judge of Probate of Shelby County, Alabama; and also except that part of said forty acre tract now enclosed in the Bethlehem Cemetery, and one acre lying immediately in the southeast corner of the above described land donated to the Bethlehem Cemetery by A. B. Merrell;

Also all that part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ lying south and west of Spring Creek in Section 2, Township 24, Range 15 East, containing 18 acres, more or less;

Also EXCEPT from the above lands all that part of the E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 2, Township 24 Range 15 East that would be covered by or entirely surrounded by the waters of the Coosa River, and its tributaries if backed up 425 feet above a certain datum plane, the same being deed^{ed} to Alabama Power Company by A. B. Merrell and wife, under date of February 1, 1913, and recorded in Deed Book 48 Page 538 in the Probate Judge's Office of Shelby County, Alabama;

Also EXCEPT From the above described lands a certain tract deeded by R. H. Green and wife to T. C. Burgess, E. L. Hurtt and J. A. George on March 18, 1930, described as follows: Beginning at a point on the Ft. Williams and Schraders Mill public road in Beat 2 Shelby County, Alabama, about 175 yards south of Spring Creek Bridge on said road at the foot of a certain hill which lies east of said road, the same being where said road crosses the north boundary line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2 and running along said road in a southerly direction to a point where said road crosses the east boundary line of said Section 2 in Township 24, Range 15 East containing 8 acres more or less, the above lands being bounded on the west by said public road, and on the east by lake created by dam erected by Alabama Power Company, situated in Shelby County, Alabama;

And also the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 24 North, Range 15 East;

All being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said William S. Tune, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said William S. Tune, his heirs and assigns, that we are lawfully seized in fee simple 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 and administrators, shall warrant and defend the same to the said William S. Tune, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 18th day of April, 1953.

C. J. Tucker
C. J. Tucker
Daisy Mae Tucker
Daisy Mae Tucker

THE STATE OF ALABAMA
Bibb COUNTY

I, [Signature], a Notary Public in and for said County, in said State, hereby certify that C. J. Tucker and wife, Daisy Mae Tucker, 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 seal, this 18th day of April, 1953.

[Signature]
Notary Public



Filed in the office of the Probate Judge on the 19 day of Jan 1954 at 9 o'clock P. M.
and recorded in Book 164 Page 250 this 20 day of Jan 1954
Deed Tax 14.00 Mortgage Tax has been paid.
L.C. Walker, Judge of Probate