

WARRANTY DEED—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALABAMA

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of -- Seven Hundred Fifty & 00/100 (\$750.00) -- -- DOLLARS
of which \$500.00 is paid in cash, and the remainder is evidenced by a purchase money
mortgage and notes, in amount of \$250.00, payable as described in said mortgage
to the undersigned grantor

Lenora F. Rawson, a widow

in hand paid by

Fred H. Parker

the receipt whereof is acknowledged I the said Lenora F. Rawson

do grant, bargain, sell and convey unto the said

Fred H. Parker

the following described real estate, situated in SHELBY

County, Alabama, to-wit: Commence at the Southwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 24 South, Range 15 East, run thence North 86 degrees 30 minutes East along the South line of said quarter-quarter section a distance of 1,015.8 feet to the southwest corner of the property heretofore sold to George F. Seier and wife, Page H. Seier; thence run North 3 degrees 30 minutes West parallel with the West line of said quarter-quarter section a distance of 416 feet to a point, being the point of beginning of the tract hereby conveyed and being the Southwest corner of a tract heretofore conveyed by grantor herein to the grantee herein; thence turn an angle of 90 degrees to the left and run North 86 degrees 30 minutes West 165.35 feet to a point; thence turn an angle of 90 degrees to the right and run North 3 degrees 30 minutes West parallel with the West line of said quarter-quarter section a distance of 361.25 feet to a point; thence turn an angle of 67 degrees 10 minutes to the right and run a distance of 179 feet more or less to a point on the West bank of the Coosa River as fixed in the condemnation proceedings filed by Alabama Power Company in the Probate Court of Shelby County, Ala. in 1912; thence turn an angle of 112 degrees 50 minutes to the right and run South 3 degrees ~~30 minutes~~ 30 minutes East parallel with the West line of said quarter-quarter section a distance of 431 feet more or less to the point of beginning. Grantor hereby further gives and grants unto grantee herein an easement or right of way for a road or passageway to and from above-described property over, along and across a strip of land 30 feet in width lying adjacent to and West of the West line of above-described parcel of property and extending in a northerly direction to the point on the West bank of the Coosa River as fixed in aforesaid condemnation proceedings. SUBJECT to all easements, rights of way and covenants now of record affecting said property and to 1955 taxes which grantee herein assumes and agrees to pay.

There is reserved across the northeasterly thirty feet of above-described parcel of property an easement or right of way for ingress to and from property heretofore sold to Carson Inscho by grantor, which land lies immediately East of and adjacent to a portion of above-described land.

Grantor hereby covenants and agrees with the grantee herein that no part of the property of the grantor lying between the northerly boundary of above-described tract of land and the point on the West bank of the Coosa River as fixed in the aforesaid condemnation proceedings, ^{may be used} for any other purpose than as a road or passageway, or for the construction of piers, boat landings, boat docks and boat houses, and that no other buildings shall be constructed thereon, or use made thereof.

TO HAVE AND TO HOLD, To the said Fred H. Parker, his

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Fred H. Parker, his

heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as above set out;

that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said

Fred H. Parker, his

heirs, and assigns forever against the lawful claims of all persons., except as above set out.

In Witness Whereof, I have hereunto set my hand and seal, this 2 day of March, 1955.

WITNESSES:

Lenora F. Rawson (Seal.)
Lenora F. Rawson

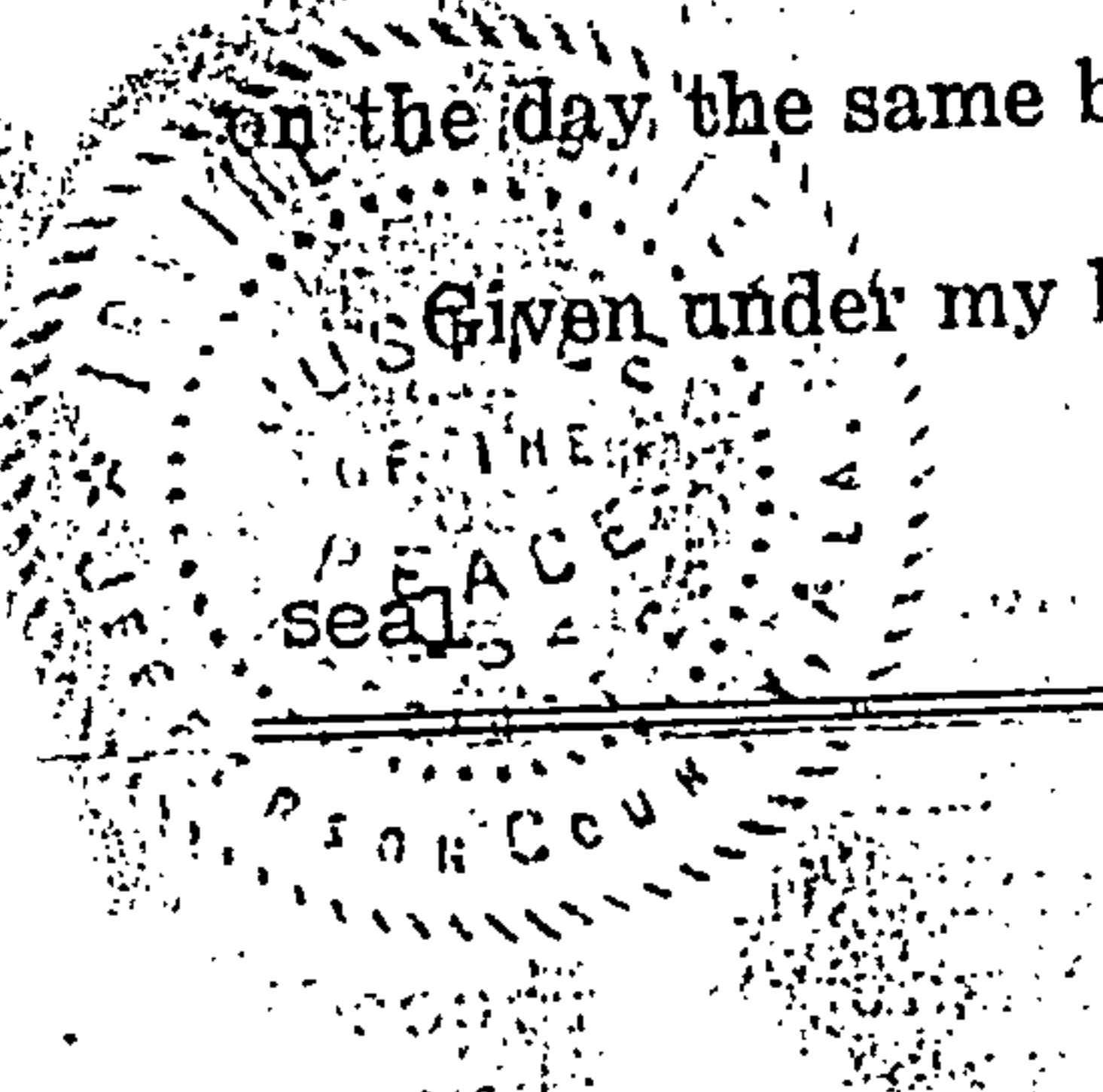
State of ALABAMA }
JEFFERSON COUNTY }

I, Irvine C. Porter, a Justice of the Peace, a Notary Public in and for said County, in said State,

hereby certify that Lenora F. Rawson, a widow whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of March, 1955.

Irvine C. Porter
Justice of the Peace Notary Public



STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that \$1.00 has been paid on the within instrument as required by law.
L. C. WALKER
JUDGE OF PROBATE

STATE OF ALABAMA, SHELBY COUNTY
I, L. C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 14 day of May, 1955, at 8 o'clock and recorded in Book 172 Page 20, and the Mortgage Tax of Deed Tax of 1.00 has been paid.