

165 2nd. May

(J1a)

Rec + return to
first paid Barger
Chadwick

4199

174 228

STATE OF ALABAMA, X
SHELBY COUNTY.....X

KNOW ALL MEN BY THESE PRESENTS, THAT, in the consideration of the sum of TWELVE HUNDRED and NO/100 DOLLARS to the undersigned grantor, James H. Parker, an unmarried man, in hand paid by Clara Hebb Barger, the receipt whereof is hereby acknowledged, I, the said James H. Parker, an unmarried man, do grant, bargain, sell and convey unto the said Clara Hebb Barger the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Beginning at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 18, Township 21, Range 2 East, and run thence South 86 degrees West for a distance of 1980 feet to a point; run thence South 3 degrees and 30 minutes East a distance of 133 feet; run thence South 75 degrees East 110 feet; run thence North 67 degrees and 30 minutes East a distance of 318 feet; run thence North 90 degrees East a distance 401.6 feet; run thence South 74 degrees East a distance of 335 feet; run thence South 63 degrees and 30 minutes East a distance of 362.3 feet; run thence South 57 degrees East a distance of 144 feet; run thence South 48 degrees East a distance of 220 feet; run thence South 50 degrees East a distance of 296.8 feet; run thence South 75 degrees and 45 minutes East a distance of 98.91 feet to the East line of said Northeast Quarter of the Northwest Quarter of said Section 18; run thence North 2 degrees West along the East line of said last named forty acres a distance of 799.3 feet to the point of beginning and containing 13 acres, more or less,

and being a part of the Northeast Quarter of the Northwest Quarter, and a part of the Northwest Quarter of the Northwest Quarter, all in Section 18, Township 21, Range 2 East.

There is EXCEPTED, however, from this conveyance that certain parcel of land containing 1.02 acres heretofore conveyed by James H. Parker to Clara Hebb Barger, by deed dated August 8, 1953, and recorded in Deed Book 161, on page 538, and which said exception is more accurately described as follows: That certain tract of land described as commencing at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 18, Township 21, Range 2 East, and run thence South 2 degrees East for a distance of 150 feet; run thence South 86 degrees and 15 minutes West a distance of 94 feet to the point of beginning of the lot herein EXCEPTED: Run thence South 86 degrees and 15 minutes West a distance of 105 feet; run thence South 13 degrees and 45 minutes West a distance of 400 feet to the public road; run thence South 51 degrees East a distance of 108.5 feet; run thence North 13 degrees and 45 minutes East a distance of 481.01 feet to the point of beginning, and containing 1.02 acres.

All situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Clara Hebb Barger, and unto her heirs and assigns forever.

And I do, for myself, and for my heirs, executors and administrators, covenant with the said Clara Hebb Barger, and her heirs

and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 Clara Hebb Barger, and unto her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, on this the 30 day of August, 1955.

James H. Parker (SEAL).
(James H. Parker).

STATE OF ALABAMA, Y
SHELBY COUNTYY

I, Paul O. Luck, a Notary Public, in and for said County, in said State, hereby certify that James H. Parker, an unmarried man, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand, this the 30 day of August, 1955.

Paul O. Luck

Notary Public, Shelby County,
Alabama.

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within Deed was filed for record the 4 day of Aug, 19 55 at 8 o'clock, A. M. and recorded in Deed Record 124 Page 228 and the Mortgage Tax of 1.50 has been paid.
Deed Tax of 1.50
L.C. Walker Judge of Probate