

2786

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

BOOK 186 PAGE 533

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten (\$10.00) Dollars and other good and valuable consideration to the undersigned grantor, R. H. Bailey, an unmarried man, in hand paid by S. J. Price, the receipt whereof is acknowledged, I the said R. H. Bailey do grant, bargain, sell and convey unto the said S. J. Price the following described real estate, to-wit:

The West $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the West 787.37 feet of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23; the West $\frac{1}{2}$ of the NW $\frac{1}{4}$ and the West 787.37 feet of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the West 787.37 feet of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, all in Township 20 South Range 3 West, Shelby County, Alabama.

Also, the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of Section 27, Township 20 South Range 3 West, excepting the mineral and mining rights in the East $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 27 reserved in the deed from J. Ross Hanahan to Lucille D. Wheeler and Lula F. Richards, recorded in Deed Book 119, Page 240; and as to the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 27 reserved by Alabama State Land Company in the deed to R. E. Bowdon, and NE $\frac{1}{4}$ of Section 34, Shelby County, Alabama.

Also, a part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and a part of the E $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 23, Township 20 South Range 3 West; more particularly described as follows: Starting from a girdled post oak on the West Bank of Buck Creek 888.5 feet West of the East line of Section 23 and 893.4 feet South of the North line of said Sec. 23; thence West 3086.94 feet to a point on the West line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Sec. 23, 979.84 feet South of the Northwest corner of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section, being the point of beginning; and which is also the Southwest corner of lands formerly owned by R. A. Payton; thence 90 degrees 06' to left along the West line of the E $\frac{1}{2}$ of the W $\frac{1}{2}$ of said Section 23, 3034.67 feet to the Southwest corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 23, thence 89 degrees 50' left along the South line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 23, 789.37 feet; thence 90 degrees 10' left 3035.51 feet to the South line of Payton lands; thence 89 degrees 54' left along South line of Payton lands 789.37 feet to point of beginning and containing 55 acres, more or less, situated in Shelby County, Alabama.

Subject to the following:

- (1) Ad Valorem taxes due October 1, 1956.
- (2) Pipe line easement in favor of Plantation Pipe Line Company Over the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 20 South Range 3 West, and the West $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 26, Township 20 South Range 3 West, as recorded in Deed Book 113, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.
- (3) Right of Way to Alabama Power Company over the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 23 and the East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, all in Township 20 South Range 3 West, as shown by deed recorded in Deed Book 55, Page 454, in said Probate Office.
- (4) Pipe Line Permit in favor of Southern Natural Gas Corporat-

ion in the NW $\frac{1}{4}$ of Section 26 and the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of Section 27, Township 20 South Range 3 West, as recorded in Deed Book 91, Page 231 in said Probate Office.

TO HAVE AND TO HOLD, To the said S. J. Price, his heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said S. J. Price, his 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 S. J. Price, his heirs and assigns forever, against the lawful claim of all persons.

This deed is given for the purpose of correcting errors and omissions of property described in deed recorded in Deed Book 177, Page 182, in the office of the Judge of Probate of Shelby County, Alabama, under date of November 16, 1955 and warranties herein apply as of that date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 22 day of April, 1957.

R. H. Bailey (SEAL)
R. H. Bailey

STATE OF ALABAMA)

Shelby COUNTY)

I, M. C. C. C. C.,

a Notary Public in and for said County, in said State, hereby certify that R. H. Bailey, 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 and seal, this 22 day of April, 1957.

M. C. C. C. C.
Notary Public.

State of Alabama, Shelby County

I, L. C. Walker, Judge of Probate hereby certify that the within

Deed was filed in this office for record the 11 day of May 1957 at 8 o'clock A.M. and recorded in Deed Book 186 Page 534 & examined

and the Mortgage Tax of \$1.50 Deed Tax of \$1.50 has been paid.

Fee \$1.50 L. C. Walker Judge of Probate