

1309

STATE OF ALABAMA ) BOOK 191 PAGE 98  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration paid by Mack Rikard to THE FIRST NATIONAL BANK OF BIRMINGHAM and Jelks H. Cabaniss, Jr. as Co-Executors of the Will of Jelks H. Cabaniss, hereinafter called Grantors, receipt whereof is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said Mack Rikard, hereinafter called Grantee, the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

That part of Section 24, Township 18 South, Range 1 West, more particularly described as follows: Begin at the most westerly corner of Lot 1, according to the Survey of Shelby Lake Corporation, First Sector, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, Map Book 3, Page 135; thence at an angle to the right of 87° 58' from the southwesterly line of said Lot 1 run in a southwesterly direction a distance of 189.99 feet to an iron pin to the point of beginning; thence turn an angle to the left of 75° and 18' and run a distance of 139.47 feet to a point on the line of high water level of Shelby Lake; thence run Southwestwardly, westwardly, northwestwardly and southwestwardly along said line of high water level of Shelby Lake to an iron pin; run thence in a northwestwardly direction for a distance of 103.82 feet to an iron pin; thence turn an angle to the right of 29° 27' and run a distance of 389.38 feet to an iron pin; thence turn an angle to the right of 96° 16' and run a distance of 145 feet, more or less to the point of beginning.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

The said Grantee expressly assumes the payment of ad valorem taxes which will be due October 1, 1958.

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

This instrument is without warranty or representation of any kind on part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned not specifically mentioned; nor shall this instrument or anything herein contained be construed as creating an indebtedness or obligation on part of the undersigned in their individual or corporate capacities.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals this 7<sup>th</sup> day of January, 1958.

ATTEST:

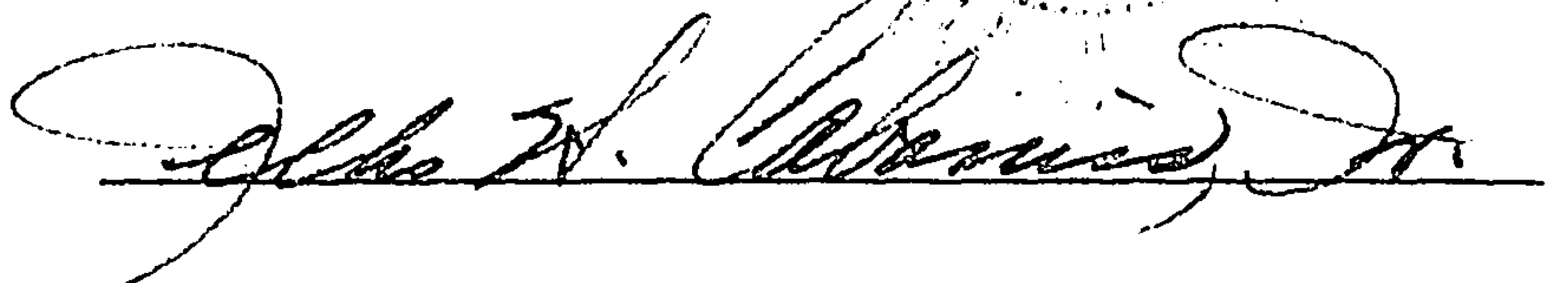
  
Trust Officer

THE FIRST NATIONAL BANK OF BIRMINGHAM, as  
Co-Executor of the Will of Jelks H. Cabaniss

By 

Vice President and Trust Officer

Jelks H. Cabaniss, Jr. as Co-Executor of the  
Will of Jelks H. Cabaniss





STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, Harold G. Graham Jr., a Notary Public in and for said County, in said State, hereby certify that G.K. Kinman and S.H. Tanner, whose names as Vice President and Trust Officer and Trust Officer, respectively, of THE FIRST NATIONAL BANK OF BIRMINGHAM, a corporation, as Co-Executor of the Will of Jelks H. Cabaniss, 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 capacity as Co-Executor as aforesaid.

Given under my hand and official seal this 10<sup>th</sup> day of January, 1958.

Harold G. Graham Jr.  
Notary Public  
My commission expires April 15, 1961

STATE OF Virginia )  
Arlington COUNTY )

I, Mary E. Fulwiler, a Notary Public in and for said County, in said State, hereby certify that Jelks H. Cabaniss, Jr. whose name as Co-Executor of the Will of Jelks H. Cabaniss 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 capacity as Co-Executor, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of January, 1958.

Mary E. Fulwiler  
Notary Public  
My commission expires March 4th, 1961



State of Alabama, Shelby County

I, L. C. Walker, Judge of Probate hereby certify that the within was filed in this office for record the 14 day of January, 1958 at 8 o'clock A. M, and recorded in 30 Record 98 & examined L. C. Walker has been paid. Fee \$ 1.25 and the Mortgage Tax of \$ 1.25 Deed Tax of 30 Judge of Probate