

Actual consideration for this deed \$7,075.00

Revenue Stamp 823

1379

BOOK 191 PAGE 134

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand (\$6,000.00) Dollars to the undersigned grantors, Orland L. Rice and wife, Etta Maie H. Rice, in hand paid by C. I. Crais and Joe A. Scotch, the receipt whereof is acknowledged, we, the said Orland L. Rice and wife, Etta Maie H. Rice, do grant, bargain, sell and convey unto the said C. I. Crais and Joe A. Scotch the following described real estate, situated in Shelby County, Alabama, to-wit:

The NW¼ of SE¼, Section 12, Township 19, Range 2 West, except a two (2) acre tract in the Northwest corner of said Quarter-Quarter Section, more particularly described as follows: Begin at the Northwest corner of said Quarter-Quarter section and run Easterly along the Northerly boundary line of said quarter-quarter section for a distance of 417.6 feet; thence turn an angle to the right of 88°02' and run in a Southerly direction for a distance of 208.8 feet; thence turn an angle to the right of 91°58' and run in a Westerly direction for a distance of 417.6 feet; thence turn an angle to the right of 88°02' and run in a Northerly direction along the Westerly boundary line of said quarter-quarter section for a distance of 208.8 feet to the point of beginning; Also, except a one acre tract in the Southeast corner of said quarter-quarter section, more particularly described as follows: Begin at the Southeast corner of said quarter-quarter section and run in a Northerly direction along the Easterly boundary of said quarter-quarter section for a distance of 208.8 feet; thence turn an angle to the left of 87°55' and run in a Westerly direction for a distance of 208.8 feet; thence turn an angle to the left of 92°05' and run in a Southerly direction for a distance of 208.8 feet; thence turn an angle to the left of 87°55' and run along the Southerly boundary of said quarter-quarter section for a distance of 208.8 feet to point of beginning.

Mineral and mining rights excepted.

Also, all of the NE¼ of the SE¼, Section 12, Township 19, Range 2 West, lying West of the County Road.

Also, a parcel of land containing 9¼ acres, more or less, in the SE¼ of SE¼, Section 12, Township 19, Range 2 West, described as follows: Begin at the intersection of the North line of SE¼ of SE¼ of Section 12, Township 19, Range 2 West, with the West line of Cahaba Valley Road; run thence West 874 feet; more or less; to the Northwest corner of said SE¼ of SE¼; thence South along the West line of said SE¼ of SE¼ 768 feet; thence turn an angle of 90° to the left and proceed in an Easterly direction to the West side of Cahaba Valley Road; thence Northerly along said road to the point of beginning.

Also, all of the NW¼ of SW¼, Section 7, Township 19, Range 1 West, lying West of County Road.

Subject to mortgage dated Oct. 12, 1957, executed by Orland L. Rice and wife, Etta Maie H. Rice, to Mattie Leigh Nevin, in the original amount of \$15,050.00, filed for record Oct. 15, 1957, and recorded in Volume 251 of Mortgages, Page 131, in the Probate Office of Shelby County, Alabama.

Also subject to general and special taxes for the year 1958 and subsequent years.

Also subject to easements to Alabama Power Company, as shown by instruments recorded in Deed Book 124, Page 561; Deed Book 166, Page 169; and in Deed Book 129, page 449, in the Probate Office of Shelby County, Alabama.

Also subject to Rights of Way to Shelby County, as shown by instruments recorded in Volume of Deeds 135, page 42 and Volume of Deed 135, page 43, in said Probate Office of Shelby County, Alabama.

Also subject to Mineral and mining rights in that part lying in NW¼ of SE¼ of Section 12, Township 19, Range 2 West, as conveyed to E. P. Lewis by instrument recorded in Deed Book 81, Page 171 in said Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said C. I. Crais and Joe A. Scotch, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said C. I. Crais and Joe A. Scotch, their 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 C. I. Crais and Joe A. Scotch, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 15 day of January, 1958.

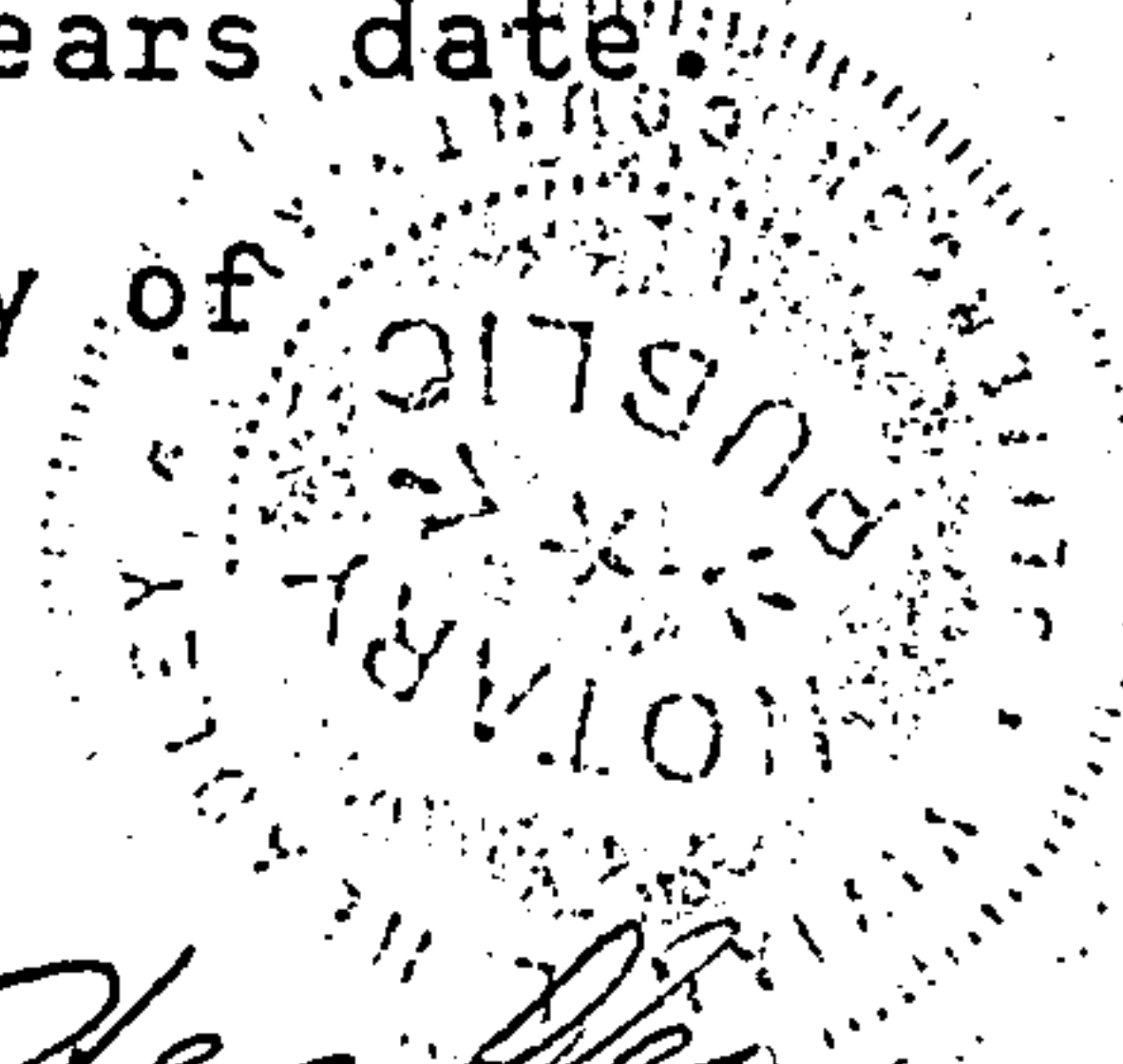
Orland L. Rice (SEAL)
Orland L. Rice

Etta Maie H. Rice (SEAL)
Etta Maie H. Rice

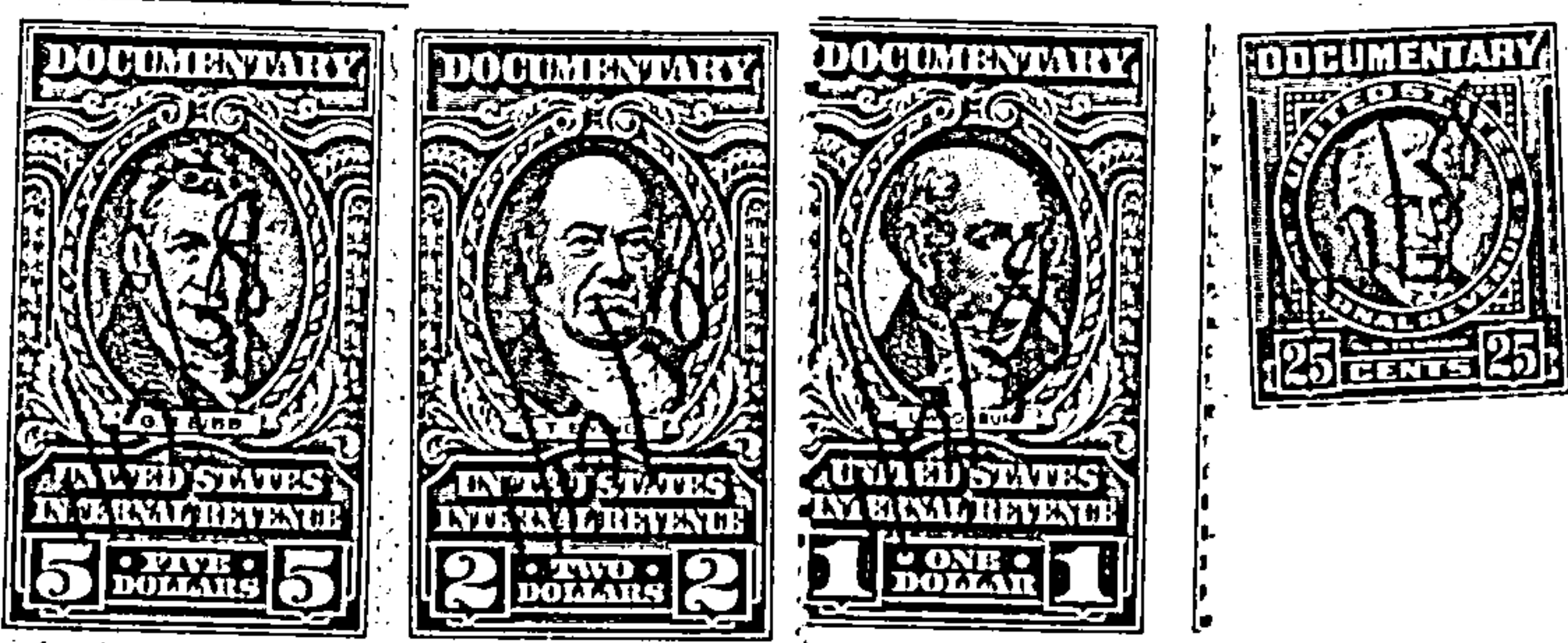
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Vivian L. Heasley, a Notary Public in and for said County, in said State, hereby certify that Orland L. Rice and wife, Etta Maie H. Rice, 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 official seal this 15 day of January, 1958.



Vivian L. Heasley
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 17 day of Jan. 1958 at 8 o'clock A. M, and recorded in Deed Record 191 Page 134 & examined 1-23-58 and the Mortgage Tax of \$ 2.47 Deed Tax of \$ 2.47 has been paid.
Fee \$ 2.47
L. C. Walker Judge of Probate