

See mtg. 253 page 151
32,500 L.

1984

STATE OF ALABAMA)
COUNTY OF SHELBY)

BOOK 192 PAGE 45

KNOW ALL MEN BY THESE PRESENTS, That, for and in consideration of the sum of SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$65,000.00) to the undersigned Grantors, Sam Bain Johnson and wife, Anna S. Johnson; James H. Johnson and wife, Ethel R. Johnson; I.W. Johnson and wife, Rebecca Johnson; Alton C. Johnson and wife, Gloria Johnson; Leola J. O'Barr, a widow; Nettie Lavella Perkins and husband, John B. Perkins; and Genia Rebecca Perkins and husband, James V. Perkins, being all of the heirs at law of Fannie F. Johnson, deceased, in hand paid by INDIAN SPRINGS RANCH CORPORATION, a corporation organized and existing under the laws of the State of Alabama, the receipt of which is hereby acknowledged, we, the said Sam Bain Johnson and wife, Anna S. Johnson; James H. Johnson and wife, Ethel R. Johnson; I.W. Johnson and wife, Rebecca Johnson; Alton C. Johnson and wife, Gloria Johnson; Leola J. O'Barr, a widow; Nettie Lavella Perkins and husband, John B. Perkins; and Genia Rebecca Perkins and husband, James V. Perkins, do grant, bargain, sell and convey unto the said INDIAN SPRINGS RANCH CORPORATION, the following real estate situated in the County of Shelby, State of Alabama, to-wit:

Commence at the southwest corner of the Southeast Quarter of the Northeast Quarter of Section 32, Township 19 South, Range 2 West, in Shelby County, Alabama; thence west along the south line of the Southwest quarter of the Northeast Quarter of said Section 32 a distance of 78.02 feet; thence northerly along a line 78 feet west of and parallel to the west line of said Southeast Quarter of the Northeast Quarter a distance of 1308.09 feet; thence northeasterly a distance of 82.01 feet to the northwest corner of said Southeast Quarter of the Northeast Quarter; thence northerly along the west line of the Northeast Quarter of the Northeast Quarter of said Section 32 to the northwest corner of said Northeast Quarter of the Northeast Quarter; thence continue northerly along the west line of the East Half of the Southeast Quarter of Section 29, Township 19 South, Range 2 West, to the south line of the North Half

of the Northwest Quarter of the Southeast Quarter of said Section 29; thence westerly along said south line of the North Half of the Northwest Quarter of the Southeast Quarter to the west line of said Northwest Quarter of the Southeast Quarter; thence, northerly along said west line to the north line of said Northwest Quarter of the Southeast Quarter; thence easterly along said north line to the northeast corner of said Northwest Quarter of the Southeast Quarter; thence southerly along the east line of said Northwest Quarter of the Southeast Quarter a distance of 570.00 feet to a point; thence 92 degrees 44 minutes to the left and easterly a distance of 397.70 feet; thence 48 degrees 30 minutes 30 seconds to the right and southeasterly 337.17 feet; thence 10 degrees 20 minutes to the left and southeasterly 416.05 feet; thence 9 degrees 43 minutes to the left and southeasterly 173.82 feet; thence 25 degrees 28 minutes to the right and southeasterly 301.17 feet to the northerly Right-of-Way line of the Cahaba Valley Road; thence 96 degrees 47 minutes right and southwesterly along said northerly Right-of-Way line 10.70 feet; thence 146 degrees 29 minutes 45 seconds left and easterly 19.52 feet to the northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 29; thence 88 degrees 29 minutes right and southerly along the east line of said Southeast Quarter of the Southeast Quarter 81.65 feet to a point on the southerly Right-of-Way of said Cahaba Valley Road; thence 121 degrees 59 minutes 15 seconds left and northeasterly along the southerly Right-of-Way line of said Cahaba Valley Road 48.89 feet; thence 96 degrees 14 minutes right and southeasterly 527.58 feet; thence 36 degrees 39 minutes to the left and southeasterly 180.45 feet; thence 52 degrees 31 minutes 30 seconds to the left and northeasterly 100.07 feet; thence 88 degrees 15 minutes 45 seconds to the right and southeasterly 40.49 feet; thence 8 degrees 50 minutes to the left and southeasterly 37.30 feet; thence 14 degrees 15 minutes to the right and southeasterly 108.42 feet; thence 6 degrees 45 minutes right and southeasterly 107.39 feet; thence 44 degrees 31 minutes 30 seconds right and southwesterly 82.19 feet; thence 29 degrees 52 minutes right and southwesterly 61.20 feet; thence 63 degrees 37 minutes left and southeasterly 109.46 feet; thence 15 degrees 12 minutes 30 seconds left and southeasterly 292.84 feet; thence 6 degrees 01 minutes and 30 seconds right and southeasterly 260.55 feet, more or less, to the center line of the Cahaba Valley Creek; thence along the center line of said creek easterly, northeasterly, southeasterly, and northeasterly as shown on the attached map, marked "Exhibit A", which map is hereby made a part hereof as if the same were recited herein, to an intersection with the north line of Section 33, Township 19 South, Range 2 West; thence easterly along said north line to the northeast corner of the West Half of the Northwest Quarter of said Section 33; thence southerly along the east line of the West Half of said Northwest Quarter to the southeast corner of said West Half; thence westerly along the south line of said West Half to the Southwest corner of said West Half; thence continue westerly along the south line of the Southeast Quarter of the Northeast Quarter of Section 32 to the point of beginning; less, however, the 80 foot right-of-way of the Cahaba Valley Road in the Southeast Quarter of the Southeast Quarter of Section 29, Township 19 South, Range 2 West and lying 40 feet on each side of the following described center line: Commence at the northeast corner of the Southeast Quarter of the Southeast Quarter of Section 29, Township 19 South, Range 2 West in Shelby County, Alabama; thence south along the east line of said Southeast Quarter of the Southeast Quarter 34.49 feet; thence 58 degrees 00 minutes 45 seconds right and southwesterly 1181.51 feet to the point of curve of a curve curving to the right and having

a radius of 2577.96 feet; thence around the arc of said curve 369.24 feet, more or less, to an intersection with the west line of said Southeast Quarter of the Southeast Quarter, as conveyed in that certain Right-of-Way Deed from Fannie F. Johnson, a single woman, to Shelby County, dated Jan. 8, 1948, and recorded in Deed Book 135, Page 7, in the Office of the Judge of Probate of Shelby County, Alabama; and except Line Permits heretofore granted to the Alabama Power Company and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 141, Page 197; Deed Book 176, Page 73; Deed Book 176, Page 71; and Deed Book 176, Page 75.

-TO HAVE AND TO HOLD To the said INDIAN SPRINGS RANCH CORPORATION, its successors and assigns forever.

And, we do, for ourselves and for our heirs, executors and administrators, covenant with the said INDIAN SPRINGS RANCH CORPORATION, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as aforesaid; 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 INDIAN SPRINGS RANCH CORPORATION, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this first day of March, 1958.

Leola J. O'Barr (SEAL)
(Leola J. O'Barr)

Nettie Lavella Perkins (SEAL)
(Nettie Lavella Perkins)

John B. Perkins (SEAL)
(John B. Perkins)

Genia Rebecca Perkins (SEAL)
(Genia Rebecca Perkins)

James V. Perkins (SEAL)
(James V. Perkins)

Sam Bain Johnson (SEAL)
(Sam Bain Johnson)

Anna S. Johnson (SEAL)
(Anna S. Johnson)

James H. Johnson (SEAL)
(James H. Johnson)

Ethel R. Johnson (SEAL)
(Ethel R. Johnson)

I.W. Johnson (SEAL)
(I.W. Johnson)

Rebecca Johnson (SEAL)
(Rebecca Johnson)

Alton C. Johnson (SEAL)
(Alton C. Johnson)

Gloria Johnson (SEAL)
(Gloria Johnson)

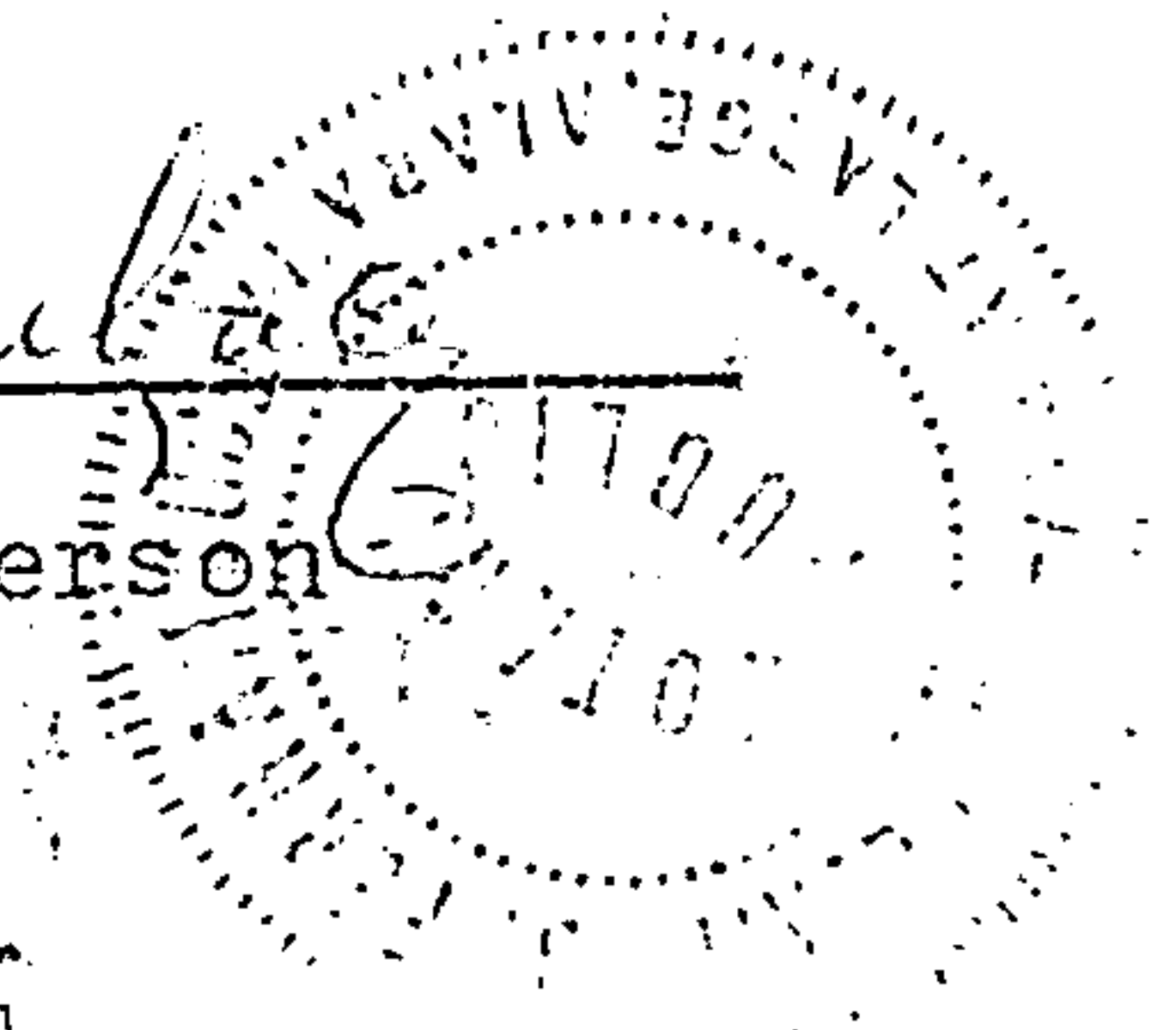
STATE OF ALABAMA)
JEFFERSON COUNTY)

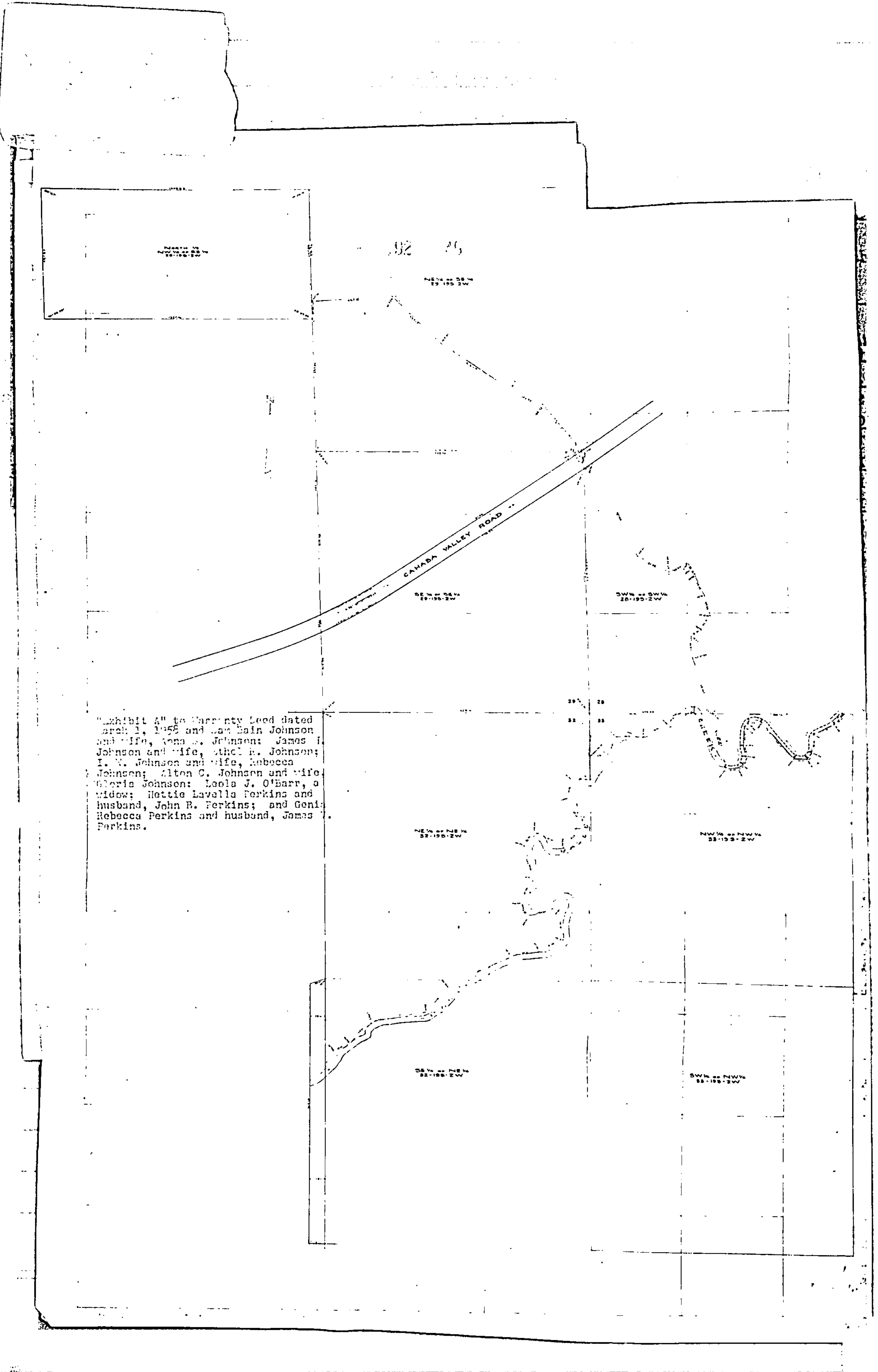
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I, W. B. FERNAMBURGER, a Notary Public in and for said County, in said State, hereby certify that Sam Bain Johnson and wife, Anna S. Johnson; James H. Johnson and wife, Ethel R. Johnson; I.W. Johnson and wife, Rebecca Johnson; Alton C. Johnson and wife, Gloria Johnson; Leola J. O'Barr, a widow; Nettie Lavella Perkins and husband, John B. Perkins; and Genia Rebecca Perkins and husband, James V. Perkins, whoses 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand, this first day of March, 1958.

W. B. Fernamburger
Notary Public, Jefferson
County, Alabama.





Deed to 32.50 Ad