

State of Alabama

JEFFERSON

County

BOOK 192 PAGE 373

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
FOUR THOUSAND, SEVEN HUNDRED FIFTY and NO/100 - - - - - DOLLARS

to the undersigned grantor, INDIAN SPRINGS RANCH CORPORATION
a corporation, in hand paid by DANIEL KESSLER
the receipt whereof is acknowledged, the said INDIAN SPRINGS RANCH CORPORATION

does by these presents, grant, bargain, sell, and convey unto the said DANIEL KESSLER

the following described real estate, situated in Shelby
County, Alabama, to-wit:

A tract of land in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29,
Township 19 South, Range 2 West, in Shelby County, Alabama, more particularly
described as follows: Commence at the Northeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$
of said Section 29; thence West along the North line of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ for a
distance of 19.52 feet to an intersection with the North Right Of Way line of
the Cahaba Valley Road; thence 33° 30' 15" to the left and Southwesterly for
439.30 feet along said Right-of-Way line to the point of beginning of the tract
of land herein described; thence continue Southwesterly along the last above
described course 205 feet to the point of beginning of a curve curving to the
right, said curve having a radius of 30 feet and a central angle of 90° 00';
thence Northwesterly around the arc of said curve 47.12 feet to end of said
curve; thence Northwesterly 530.0 feet along tangent to said curve; thence
90° 00' to the right and Northeasterly 205.00 feet; thence 86° 56' to the right
and Southeasterly 560.80 feet, more or less, to the point of beginning. The
above described tract of land contains 2.828 acres, more or less.

Subject to: Line permit running to the Alabama Power Company, dated August 18, 1955, and
recorded in Deed Book 176, Page 73, in the Office of the Judge of Probate of Shelby County,
Alabama; Power Line permit running to the Alabama Power Company, dated September 1, 1955,
recorded in Deed Book 176, Page 71, in said Probate Office; Power Line permit running to the
Alabama Power Company, dated September 2, 1955, recorded in Deed Book 176, Page 75, in the
said Probate Office; Right-of-Way deed, dated January 8, 1948, from Fannie F. Johnson, a
single woman, to Shelby County, recorded in Deed Book 135, Page 7, in the Probate Office
of Shelby County, Alabama. Said property to be used for residence purposes only; No dwelling
shall be erected of less than 1400 square feet living area, front line of which shall be no nearer
the street on which it faces than 200 feet, side line of which shall be no nearer than 50 feet.
No building shall be erected on said property without plans, specifications, grades and

location therefore having been first submitted to and approved by the owner or
Emmett Cloud Realty Company. This lot may not be subdivided or reduced in size
except with the written approval of the then adjoining property owners. overver.
cessors

TO HAVE AND TO HOLD said property unto the said DANIEL KESSLER, his heirs and assigns, forever.
and said Indian Springs Ranch Corporation does for itself, its successors and assigns, covenant
with said DANIEL KESSLER, his

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and
assigns shall, warrant and defend the same to the said

DANIEL KESSLER, his
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

INDIAN SPRINGS RANCH CORPORATION has hereunto set its
signature by F. E. Richardson its President,
who is duly authorized, and has caused the same to be attested by its Secre-
tary, on this 25th day of March, 1958

INDIAN SPRINGS RANCH CORPORATION

ATTEST:

Emmett W. Cloud
Assistant Secretary.

By: F. E. Richardson
Vice-President.

I, Margaret Scruggs

, a Notary Public in and for said

county in said state, hereby certify that
whose name as

F. E. Richardson

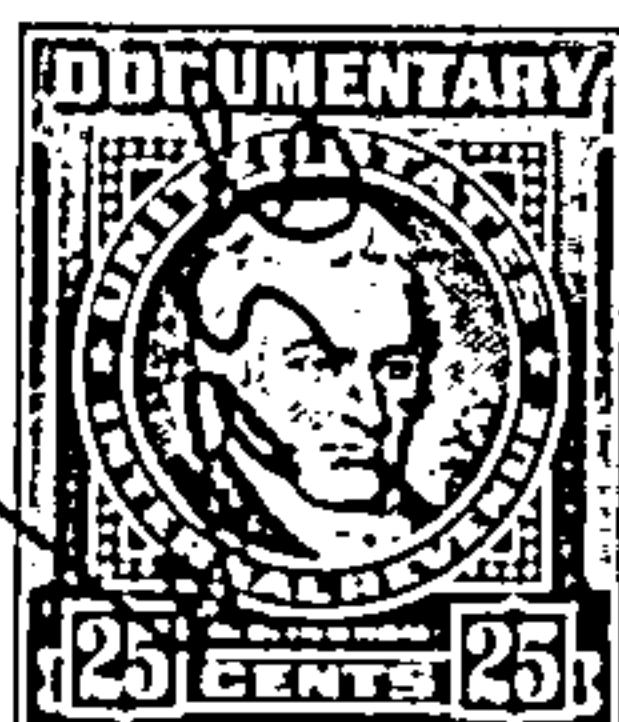
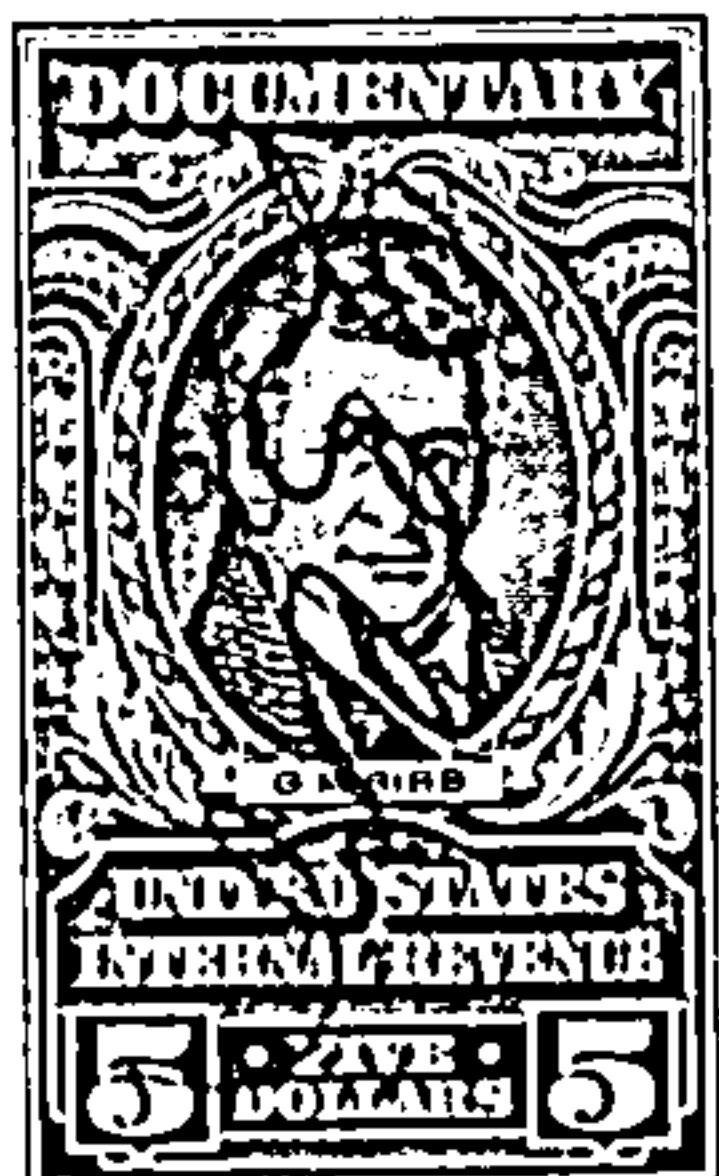
President of the Indian Springs Ranch Corporation

a corporation, 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, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 25th day of March, 1958

Margaret Scruggs

Notary Public.



STATE OF ALABAMA
SHELBY COUNTY
L. C. WALKER,
JUDGE OF PROBATE
has been paid on the with-
in instrument as required
by law.
\$ 5.00 Privilege Tax
L. C. Walker, Judge of Probate

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within deed
was filed for record the 2 day of April 1958 at 8 o'clock P.M.
and recorded in deed record 192 Page 373 and the Mortgage Tax of
Deed Tax of 5.00 has been paid. L. C. Walker Judge of Probate