

See only 259
Page 70

WARRANTY DEED

2561

BOOK 200 PAGE 177

FILED 25 MARCH 1959

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That

In consideration of One Thousand and No/100-----Dollars (\$1,000.00) and other good and valuable considerations to the undersigned grantor MARY GRAY MORGAN, an unmarried woman, in hand paid by N. H. WATERS, JR., the receipt whereof is acknowledged of the said MARY GRAY MORGAN, does

GRANT, BARGAIN, SELL AND CONVEY unto the said N. H. WATERS, JR., the following described real estate, situated in Shelby County, Alabama:

A tract of land in Section 29, Township 22 South, Range 3 West, and in Sections 4 and 5, Township 24 North, Range 12 East, more particularly described as follows:

Beginning at the NW corner of Section 29, Township 22 South, Range 3 West; thence East along the North line of said Section 29 a distance of 5002.74 feet to a point on an old fence line, said point being 240.13 feet West of the N.E. corner of said Section 29; thence $102^{\circ} 30'$ to the right in a southwesterly direction along an old fence line a distance of 128.59 feet to a point; thence $38^{\circ} 54'$ to the right in a southwesterly direction and continuing along said old fence line a distance of 86.96 feet to a point; thence $41^{\circ} 48' 30''$ to the left in a southwesterly direction and continuing along said old fence line a distance of 164.15 feet to a point; thence $22^{\circ} 22'$ to the right in a southwesterly direction and continuing along said old fence line a distance of 37.30 feet to a point; thence $12^{\circ} 37'$ to the left in a southwesterly direction and continuing along said old fence line a distance of 220.20 feet to a point on the South line of Section 29, Township 22 South, Range 3 West, said point being 468.71 feet West of the SE corner and 4765.85 feet East of the SW corner of said Section 29; thence $69^{\circ} 38'$ to the right in a westerly direction along the South line of said Section 29 (Freeman Line) a distance of 315.27 feet to the NE corner of the West-

half of the $NE\frac{1}{4}$ of Section 4, Township 24 North, Range 12 East; thence $90^{\circ} 49'$ to the left in a southerly direction along the East line of said $W\frac{1}{2}$ of the $NE\frac{1}{4}$ a distance of 2065.40 feet to the SE corner of said $W\frac{1}{2}$ of the $NE\frac{1}{4}$; thence $89^{\circ} 58'$ to the right in a westerly direction along the South line of said $W\frac{1}{2}$ of the $NE\frac{1}{4}$ a distance of 1234.92 feet to a point on a traverse, said point being 25 feet West of the center line of Shoal Creek (center line of Shoal Creek is property line); thence $73^{\circ} 00'$ to the left in a southwesterly direction along said traverse a distance of 96.40 feet to a point, said point being 40 feet northwesterly of the center line of Shoal Creek; thence $55^{\circ} 09'$ to the right in a southwesterly direction along said traverse a distance of 197.06 feet to a point, said point being 30 feet northwesterly of the center line of Shoal Creek; thence $11^{\circ} 12'$ to the left in a southwesterly direction along said traverse a distance of 161.84 feet to a point, said point being 26 feet northwesterly of the center line of Shoal Creek; thence $21^{\circ} 38'$ to the left in a southwesterly direction along said traverse a distance of 105.15 feet to a point, said point being 30 feet westerly of the center line of Shoal Creek; thence $49^{\circ} 03'$ to the left in a southeasterly direction along said traverse a distance of 89.56 feet to a point, said point being 30 feet southwesterly of the center line of Shoal Creek; thence $56^{\circ} 19' 30''$ to the left in a southeasterly direction along said traverse a distance of 178.75 feet to a point, said point being 30 feet westerly of the center line of Shoal Creek; thence $101^{\circ} 06' 30''$ to the right in a southwesterly direction along said traverse a distance of 260.15 feet to a point, said point being 28 feet northwesterly of the center line of Shoal Creek; thence $10^{\circ} 26'$ to the right in a southwesterly direction along said traverse a distance of 97.68 feet to a point, said point being 26 feet northwesterly of the center line of Shoal Creek; thence $34^{\circ} 21'$ to the right in a southwesterly direction along said traverse a distance of 70.65 feet to a point, said point being 30 feet northeasterly of the center line of

Shoal Creek; thence $59^{\circ} 32'$ to the right in a northwesterly direction along said traverse a distance of 256.15 feet to a point, said point being 27 feet northeasterly of the center line of Shoal Creek; thence $3^{\circ} 12'$ to the left in a northwesterly direction along said traverse a distance of 145.16 feet to a point, said point being 26 feet northeasterly of the center line of Shoal Creek; thence $43^{\circ} 59'$ to the left in a westerly direction along said traverse a distance of 105.08 feet to a point, said point being 35 feet northwesterly of the center line of Shoal Creek; thence $38^{\circ} 48'$ to the left in a southwesterly direction along said traverse a distance of 122.73 feet to a point, said point being 32 feet northwesterly of the center line of Shoal Creek; thence $41^{\circ} 25' 30''$ to the left in a southwesterly direction along said traverse a distance of 277.35 feet to a point, said point being 30 feet westerly of the center line of Shoal Creek; thence $20^{\circ} 16'$ to the left in a southeasterly direction along said traverse a distance of 130.35 feet to a point, said point being 35 feet southwesterly of the center line of Shoal Creek; thence $28^{\circ} 03' 30''$ to the left in a southeasterly direction along said traverse a distance of 160.69 feet to a point, said point being 30 feet southwesterly of the center line of Shoal Creek; thence $20^{\circ} 42' 30''$ to the right in a southeasterly direction along said traverse a distance of 86.97 feet to a point, said point being 30 feet northwesterly of the center line of Shoal Creek; thence $66^{\circ} 20'$ to the right in a southwesterly direction along said traverse a distance of 142.10 feet to a point, said point being 25 feet northerly of the center line of Shoal Creek; thence $80^{\circ} 33'$ to the right in a northwesterly direction along said traverse a distance of 290.66 feet to a point, said point being 32 feet northeasterly of the center line of Shoal Creek; thence $22^{\circ} 49'$ to the left in a northwesterly direction along said traverse a distance of 131.74 feet to a point on an old fence line, said point being 23 feet northerly of the center line of Shoal Creek; thence $76^{\circ} 26'$ to the right in a north-

easterly direction along an old fence line a distance of 286.00 feet to a point; thence $19^{\circ} 40'$ to the left in a northwesterly direction and continuing along said old fence line a distance of 185.38 feet to a point; thence $17^{\circ} 29' 30''$ to the right in a northerly direction and continuing along said old fence line a distance of 188.34 feet to a point; thence $5^{\circ} 10'$ to the left in a northerly direction and continuing along said old fence line a distance of 355.79 feet to a point on the South line of the $SW\frac{1}{4}$ of the $NW\frac{1}{4}$ of Section 4, Township 24 North, Range 12 East, said point being 5.71 feet West of the SE corner of said $SW\frac{1}{4}$ of the $NW\frac{1}{4}$; thence $87^{\circ} 30'$ to the left in a westerly direction along the South line of said $SW\frac{1}{4}$ of the $NW\frac{1}{4}$ a distance of 1312.81 feet to the SW corner of said $SW\frac{1}{4}$ of the $NW\frac{1}{4}$; thence $1^{\circ} 10'$ to the left in a westerly direction along the South line of the $NE\frac{1}{4}$ of Section 5, Township 24 North, Range 12 East, a distance of 2252.76 feet to a point on a traverse, said point being 19.5 feet East of the center line of Aldrich Branch (center line of Aldrich Branch is property line); thence $107^{\circ} 20'$ to the right in a northeasterly direction along said traverse a distance of 153.21 feet to a point, said point being 17.5 feet easterly of the center line of Aldrich Branch; thence $14^{\circ} 29'$ to the left in a northerly direction along said traverse a distance of 75.28 feet to a point, said point being 10.5 feet southerly of the center line of Aldrich Branch; thence $114^{\circ} 46' 30''$ to the right in a southeasterly direction along said traverse a distance of 58.84 feet to a point, said point being 15.5 feet southerly of the center line of Aldrich Branch; thence $100^{\circ} 17' 30''$ to the left in a northeasterly direction along said traverse a distance of 111.20 feet to a point, said point being 15.5 feet easterly of the center line of Aldrich Branch; thence $30^{\circ} 39'$ to the left in a northwesterly direction along said traverse a distance of 145.74 feet to a point, said point being 17.5 feet easterly of the center line of Aldrich Branch; thence $15^{\circ} 14'$ to the right in a northerly direction along said traverse a distance of 135.11 feet to a point, said point being 14.5 feet easterly of the center line of Aldrich Branch; thence

21° 34' to the right in a northeasterly direction along said
 traverse a distance of 49.00 feet to a point, ^{said point} being 12.5 feet
 easterly of the center line of Aldrich Branch; thence 15° 33'
 to the left in a northeasterly direction along said traverse
 a distance of 223.83 feet to a point, said point being 17.5
 feet easterly of the center line of Aldrich Branch; thence 24°
 58' to the right in a northeasterly direction along said traverse
 a distance of 81.62 feet to a point, said point being 17.5 feet
 easterly of the center line of Aldrich Branch; thence 17° 40' to
 the left in a northeasterly direction along said traverse a dis-
 tance of 105.65 feet to a point, said point being 17.5 feet east-
 erly of the center line of Aldrich Branch; thence 56° 42' to the
 left in a northwesterly direction along said traverse a distance
 of 165.64 feet to a point, said point being 12.5 feet easterly of
 the center line of Aldrich Branch; thence 63° 56' to the right in
 a northeasterly direction along said traverse a distance of 88.17
 feet to a point, said point being 12.5 feet easterly of the cen-
 ter line of Aldrich Branch; thence 42° 51' 30" to the left in a
 northwesterly direction along said traverse a distance of 94.77 feet
 to a point, said point being 12.5 feet easterly of the center line
 of Aldrich Branch; thence 32° 01' 30" to the right in a north-
 easterly direction along said traverse a distance of 91.30 feet
 to a point, said point being 15.5 feet easterly of the center line
 of Aldrich Branch; thence 42° 13' 30" to the left in a northwester-
 ly direction along said traverse a distance of 151.45 feet to a
 point, said point being 12.5 feet easterly of the center line of
 Aldrich Branch; thence 33° 57' to the right in a northerly direc-
 tion along said traverse a distance of 134.88 feet to a point,
 said point being 19.5 feet easterly of the center line of Aldrich
 Branch; thence 46° 33' to the left in a northwesterly direction
 along said traverse a distance of 97.97 feet to a point, said
 point being 12.5 feet easterly of the center line of Aldrich
 Branch; thence 55° 13' to the right in a northeasterly direction
 along said traverse a distance of 54.87 feet to a point, said point
 being 12.5 feet easterly of the center line Aldrich Branch; thence

65° 13' to the left in a northwesterly direction along said traverse a distance of 55.33 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 35° 56' 30" to the right in a northwesterly direction along said traverse a distance of 74.43 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 83° 49' to the right in a northeasterly direction along said traverse a distance of 63.42 feet to a point, said point being 17.5 feet easterly of the center line of Aldrich Branch; thence 78° 07' to the left in a northwesterly direction along said traverse a distance of 294.40 feet to a point on the North line of the NE $\frac{1}{4}$ of Section 5, Township 24 North, Range 12 East, said point being 17.5 feet easterly of the center line of Aldrich Branch, also being 293.19 feet East of the NW corner of said NE $\frac{1}{4}$, thence 103° 33' 30" to the right in an easterly direction along the North line of said NE $\frac{1}{4}$ (Freeman Line) a distance of 1858.23 feet to the SW corner of Section 29, Township 22 South, Range 3 West, said point being 490.58 feet West of the NE corner of Section 5, Township 24 North, Range 12 East; thence 90° 51' to the left in a northerly direction along the West line of Section 29, Township 22 South, Range 3 West, a distance of 665.51 feet to the point of beginning. Situated in Shelby County, Alabama, and containing 391.5347 acres.

It is the purpose and intention of the grantor to convey to the grantee all of the lands known as the Morgan Place near Montevallo, Alabama, whether accurately described or not; and she does also

GRANT, BARGAIN, SELL, REMISE, RELEASE, QUITCLAIM AND CONVEY to the said N. H. Waters, Jr. all of her right, title, interest and claim in and to all other lands adjoining or contiguous to the above described tract or parcel of land hereby conveyed to which the grantor has any right, title, interest or claim by conveyance, descent, devise, adverse possession or any other means; and wherever in the foregoing description each and every point is referred

to as being a specified distance from the center of Shoal Creek, the undersigned grantor does hereby

GRANT, BARGAIN, SELL, REMISE, RELEASE, QUITCLAIM AND CONVEY unto the said N. H. Waters, Jr. all of the respective areas lying between such a designated point and the center of said Shoal Creek, together with the area or parcel lying between the lines and courses from each respective points to the succeeding points and the center of said Shoal Creek. Likewise the undersigned grantor does hereby

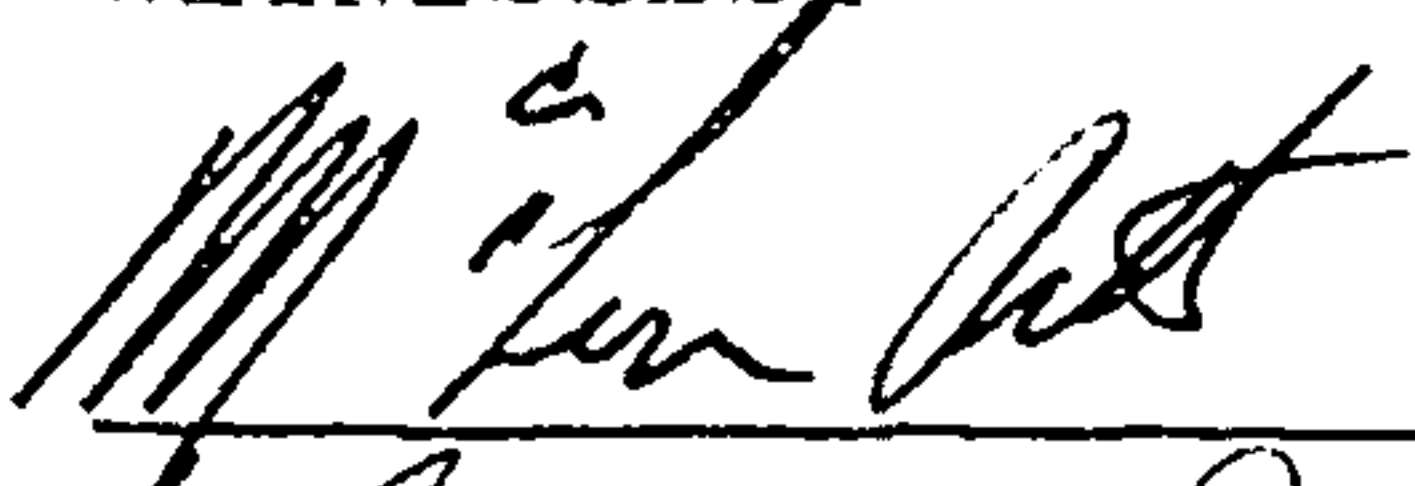
GRANT, BARGAIN, SELL, REMISE, RELEASE, QUITCLAIM AND CONVEY unto the said N. H. Waters, Jr. all of her right, title, interest and claim in and to all of the areas between each of the respective points so specified as being certain distances from the center of Aldrich Branch and said center of said branch together with all of the area between the lines or courses drawn from each respective points to the succeeding points and the center of said Aldrich Branch,

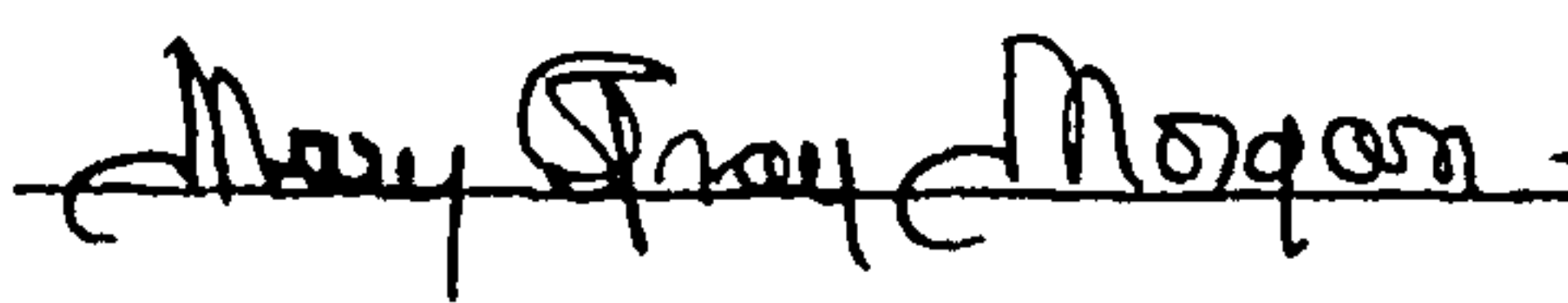
TO HAVE AND TO HOLD, To the said N. H. Waters, Jr., his heirs, successors and assigns, forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said N. H. Waters, Jr., his heirs, successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all liens and encumbrances; that I have a good and present right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall forever warrant and defend the same to the said N. H. Waters, Jr., his heirs, successors and assigns forever, against the lawful claims of all persons, except as to the areas which are only quitclaimed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 11th day of March, 1959.

WITNESSES:


Lucie E. Jewell

 (SEAL)
 _____ (SEAL)

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that

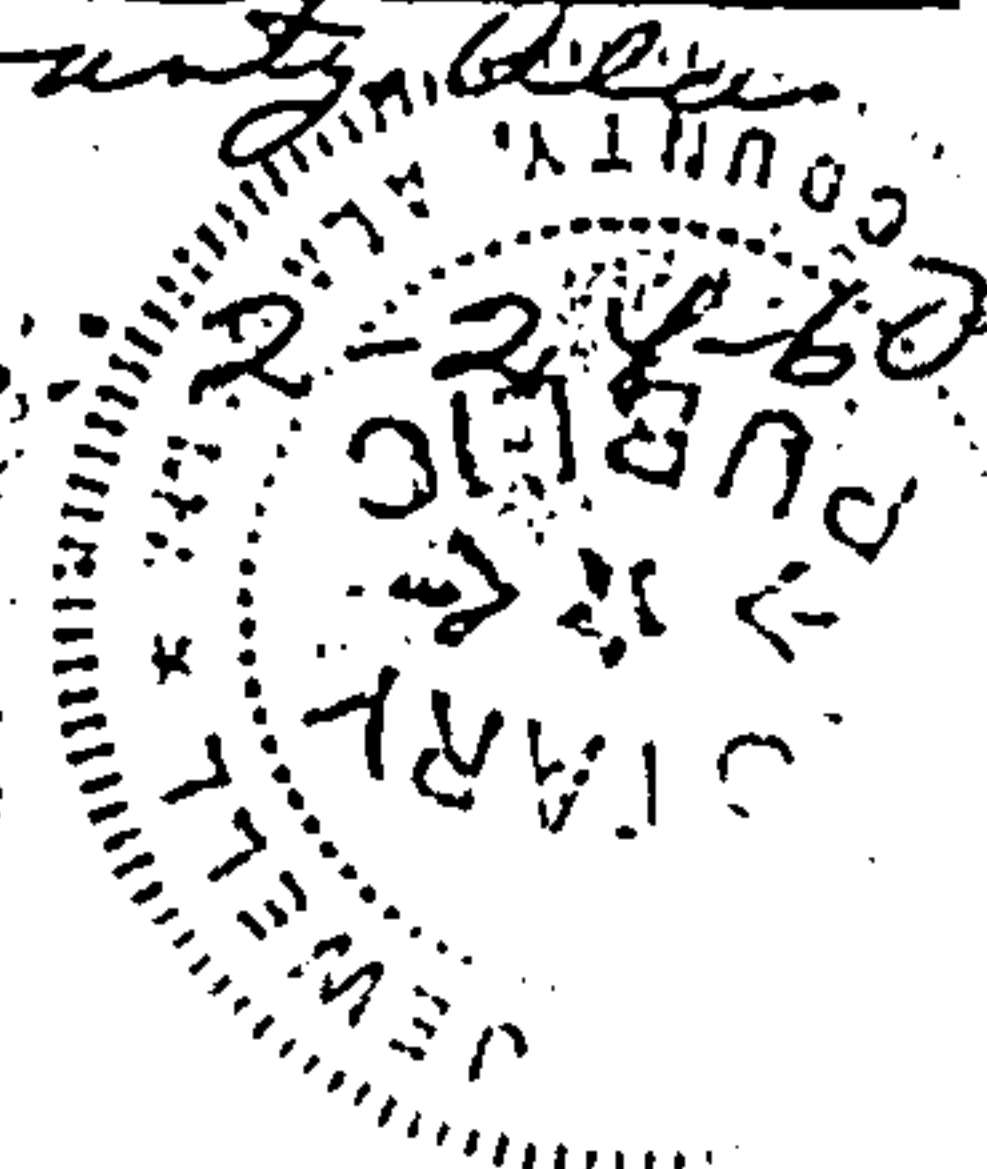
MARY GRAY MORGAN, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23 day of March A.D., 1959.

Lucie E. Jewell

Notary Public, Dallas County, Ala.

My Commission Expires



FILED 25 MARCH 1959

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed was filed for record the 23 day of March 1959 at 1 o'clock P. M. and recorded in Deed Record, Page 177 and the Mortgage Tax of 26.30 has been paid.

Conrad M. Fowler Judge of Probate