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FILED 14 APRIL 1959

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE THOUSAND, FIVE HUNDRED AND NO/100 (\$1,500.00) DOLLARS and other valuable considerations, to the undersigned grantors, FRED H. PARKER and wife, FRANCES G. PARKER, in hand paid by ANNETTE M. MILLS, the receipt whereof is acknowledged, we the said FRED H. PARKER AND FRANCES G. PARKER, do grant, bargain, sell and convey unto the said ANNETTE M. MILLS, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the SE1/4 of NE1/4, Section 12, Township 24 North, Range 15 East and run thence North 86 deg. 30' East along the south line of said Quarter Quarter section a distance of 1,015.8 feet to the SW corner of property heretofore sold to George F. Seier and Page H. Seier; thence run North 3 deg. 30' West, parallel with the West line of said Quarter Quarter Section and along the West line of said George F. Seier and Page H. Seier property 416 feet for the point of beginning of the land herein described and conveyed, which said point is marked by an iron stake; thence turn an angle of 90 deg. to the left and run North 86 deg. 30' West 165.35 feet to a point; thence turn an angle of 90 deg. to the right and run North 3 deg. 30' West and parallel with the West line of said Quarter Quarter Section 361.25 feet to a point; thence turn an angle of 67 deg. 10' to the right and run a distance of 179 feet, more or less to a point on the west bank of the Coosa River, as fixed in the condemnation proceedings, filed by Alabama Power Company in the Probate Court of Shelby County, Alabama in 1912; thence following the meanderings of the West bank of said Coosa River, as thus fixed in a generally Southerly direction to a point on the west bank of said Coosa River as thus fixed, which is the NE corner of the property heretofore sold to George F. Seier and wife, Page H. Seier and which said point is 315 feet, more or less, East of the beginning point of the description of the land herein conveyed, as hereinabove set out, and on a bearing of North 86 deg. 30' East from said point of beginning, run thence South 86 deg. 30' West along the North line of the land of George F. Seier and wife, Page H. Seier and parallel with the south line of said Quarter Quarter Section 315 feet, more or less, to the point of beginning.

Grantors hereby further grant unto grantee herein an easement for right of way for a road or passageway to and from above described property, over, along and across a strip of land 30 feet in width lying adjacent to and west of the West line of the above parcel of property and extending in a Northerly direction to a point on the West bank of the Coosa River as fixed in aforesaid condemnation proceeding.



Grantors further grant unto grantee, the rights and privileges for a road or passageway over and across the land of Lenora F. Rawson, which was granted to grantor, Fred H. Parker, by deed dated May 24, 1952, recorded in the Probate Office of Shelby County, Alabama in Deed Book 153, page 452, which said road or passageway was described in said deed as follows:

"An easement or right of way over, along and across the remaining property of grantor (Lenora F. Rawson) for a road or passageway to and from above described property in favor of grantee, his heirs, executors, administrators and assigns, and also together with an easement for right of way over, along and across the remaining property of grantor (Lenora F. Rawson) for the purpose of installing, erecting and maintaining a pole line or lines for electric lines, power and telephones, in favor of grantee, his heirs, administrators, executors and assigns."

The grantor conveys to grantee all right, title and interest which he may have by virtue of the covenant made by Lenora F. Rawson to Fred H. Parker in deed dated March 2, 1955, recorded in the Probate Office of Shelby County, Alabama, in Deed Book 172, page 20, which said covenant reads as follows:

"Grantor hereby covenants and agrees with grantee that no part of the property of the grantor lying between the Northerly boundary of the above described tract of land and the point on the West bank of the Coosa River as fixed in the aforesaid condemnation proceedings, may be used for any other purpose other than as a road or passageway or for the construction of piers, boat landings, boat docks and boat houses and that no other building shall be constructed thereon or use made thereof."

THIS DEED is given subject to all easements, rights of way, and covenants now of record affecting said property.

TO HAVE AND TO HOLD to the said ANNETTE M. MILLS, her heirs and assigns forever.

And we do, for ourselves, and for our heirs, executors and administrators, covenant with the said ANNETTE M. MILLS, her 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 ANNETTE M. MILLS, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26<sup>th</sup> day of March, 1959.

Fred H. Parker (SEAL)  
(Fred H. Parker)

Frances G. Parker (SEAL)  
(Frances G. Parker)

STATE OF ALABAMA )

MORGAN COUNTY )

I, William B. Lee, a Notary Public in and

for said County, in said State, hereby certify that Fred H.

Parker and wife, Frances G. Parker, whose names are signed

to the foregoing conveyance, and who are known to me,

acknowledge 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 26<sup>th</sup> day of March, 1959.



William B. Lee  
Notary Public

Notary Public, Morgan County, Alabama.  
My Commission Expires 6-8-60

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STATE OF ALABAMA, SHELBY COUNTY  
I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed  
was filed for record the 18 day of April 1959 at 8 o'clock P M. and  
recorded in Deed Record Page 34 and the Mortgage Tax of 10.00  
Deed Tax of 10.00 has been paid.  
Conrad M. Fowler Judge of Probate