

TR 9-6214

DEED 6274P 49

77.5

W A R R A N T Y   D E E D

STATE OF ALABAMA      )  
                            :  
JEFFERSON COUNTY      )

KNOW ALL MEN BY THESE PRESENTS, That:

That for and in consideration of TWENTY-SIX THOUSAND  
TWO HUNDRED EIGHTY SEVEN and 49/00--Dollars (\$ 26,287.49 ),  
to the undersigned Grantor, INEZ ACTON JACKSON, in hand paid by P. P.  
BAKER and G. G. BAKER, as Trustees under the Deed of Trust recorded  
in Vol. 2844, Page 177 in the Office of the Judge of Probate of  
Jefferson County, Alabama, and recorded in Vol. 104, Page 1, in the  
Office of the Judge of Probate of Shelby County, Alabama, the receipt  
whereof is acknowledged, we, the said INEZ ACTON JACKSON and husband,  
CARLTON KRUGER JACKSON, do grant, bargain, sell and convey unto the  
said P. P. BAKER and G. G. BAKER as such Trustees, the following described  
real estate, to-wit:

Parcel I.

Part of Section 4, 5, 8 and 9, in Township 19 South,  
Range 2 West, more particularly described as follows:

Begin at the Southeast corner of Section 5, run thence  
North 67° 59' West, for a distance of 148.3 feet, to  
the point of beginning of the tract here described,  
from the point of beginning thus obtained, run thence  
South 24° 15' West, for a distance of 330 feet; thence  
South 72° 31' East, for a distance of 299.7 feet; thence  
South 34° 4' West, for a distance of 429.1 feet; thence  
South 45° 48' West, for a distance of 604.2 feet; thence  
South 49° 28' West, for a distance of 344.0 feet; thence  
North 39° 5' West, for a distance of 44.3 feet; thence  
South 45° 24' West, for a distance of 214.8 feet; thence  
South 36° 51' East, for a distance of 707.6 feet; thence  
North 59° 38' East, for a distance of 323.1 feet; thence  
South 52° 56' East, for a distance of 285.2 feet, to a  
point on the West bank of Cahaba River; thence North 57°  
43' East, for a distance of 592.7 feet; thence North 49°  
32' East for a distance of 695.8 feet, to the point on  
the East bank of said River; thence North 64° 38' East,  
for a distance of 479.0 feet; thence North 42° 38' East,  
for a distance of 526.3 feet; thence North 73° 55' East,  
for a distance of 517.9 feet; thence North 9° 14' West,  
for a distance of 940.2 feet; thence North 26° 30' East,  
for a distance of 1683.8 feet; thence North 20° 28' West,  
for a distance of 247.0 feet; thence North 18° 7' East,  
for a distance of 1166.6 feet; thence North 17° 28' West,  
for a distance of 378.2 feet; thence North 76° 55' West, for  
a distance of 153.0 feet, to the center of the Cahaba River;  
thence following the meanderings of said River South 49°  
58' West, for a distance of 592 feet; thence South 30°  
18' West, for a distance of 927.0 feet; thence South 0°  
10' East, for a distance of 146.0 feet; thence South 34°  
26' West, for a distance of 707.0 feet; thence leaving  
the River, North 70° 2' West, for a distance of 291.8 feet;

thence South  $25^{\circ} 19'$  West, for a distance of 1013.3 feet; thence South  $40^{\circ} 52'$  West, for a distance of 629.7 feet; thence South  $21^{\circ} 50'$  West, for a distance of 670.2 feet; thence North  $41^{\circ} 7'$  West, for a distance of 318.4 feet, to the point of beginning;

All of the above described Parcel I, is situated in Jefferson County, Alabama, except that part lying in the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  and the SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 4, which lies in Shelby County, Alabama. Minerals and mining rights excepted;

Parcel II.

Part of the NE $\frac{1}{4}$  of Section 8, Township 19 South, Range 2 West, situated in Jefferson County, Alabama, more particularly described as follows:

Begin at the Northeast corner of Section 8; run thence South along the East line of said Section 8, for a distance of 336.65 feet to the point of beginning of the tract here described; from the point of beginning thus obtained, turn an angle to the right of  $36^{\circ} 32'$  and run Southwestwardly, for a distance of 429.1 feet; thence turn an angle to the right of  $11^{\circ} 44'$  and continue Southwestwardly for a distance of 604.2 feet; thence turn an angle to the right of  $2^{\circ} 44'$  and continue Southwestwardly for a distance of 346.3 feet; thence turn an angle to the right of  $93^{\circ} 53'$  and run Northwestwardly for a distance of 186.2 feet; thence turn an angle to the right of  $90^{\circ} 40'$  and run Northeastwardly for a distance of 635.6 feet; thence turn an angle to the left of  $29^{\circ}$  and run Northeastwardly for a distance of 620.7 feet; thence turn an angle to the right of  $83^{\circ} 24'$  and run Southeastwardly for a distance of 299.7 feet to the point of beginning; minerals and mining rights excepted;

Parcel III.

Part of the NE $\frac{1}{4}$  of Section 8, Township 19 South, Range 2 West, situated in Jefferson County, Alabama, more particularly described as follows:

Begin at the Northeast corner of said Section 8; run thence North  $67^{\circ} 59'$  West, for a distance of 148.3 feet; run thence South  $24^{\circ} 15'$  West for a distance of 330 feet; thence South  $72^{\circ} 31'$  East for a distance of 299.7 feet; thence South  $34^{\circ} 4'$  West for a distance of 429.1 feet; thence South  $45^{\circ} 48'$  West for a distance of 604.2 feet; thence South  $49^{\circ} 28'$  West for a distance of 344.0 feet; thence North  $39^{\circ} 5'$  West, for a distance of 44.3 feet; thence South  $45^{\circ} 24'$  West, for a distance of 269.53 feet to the point of beginning of the tract here described; from the point of beginning thus obtained, run thence North  $45^{\circ} 24'$  East for a distance of 54.73 feet; thence South  $36^{\circ} 51'$  East for a distance of 707.6 feet; thence North  $59^{\circ} 38'$  East for a distance of 323.1 feet; thence South  $52^{\circ} 56'$  East for a distance of 340 feet, more or less, to the center line of Cahaba River; run thence Southwestwardly, along the center line of said Cahaba River for a distance of 450 feet, more or less, to a point on the Northeasterly line of the Ridge Rock Park Survey, as recorded in Map Book 19, Page 28, in the Office of the Judge of Probate of

said County; run thence Northwestwardly along the Northeasterly line of said Ridge Rock Park Survey for a distance of 1024 feet, more or less, to the point of beginning. Minerals and mining rights excepted;

Less and except the following described property; part of the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 8, Township 19 South, Range 2 West, Jefferson County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of Section 8, Township 19, South, Range 2 West, Jefferson County, Alabama; thence in a Westerly direction along the North line of said section 8, 161.15 feet to the center line of Rocky Ridge Road; thence 64° 55' to the left in a Southwesterly direction along said center line of said Rocky Ridge Road 810.96 feet to the point of curve of a curve to the right having a radius of 350 feet and being subtended by a central angle of 29° 52'; thence along the arc of said curve and along said center line 182.45 feet; thence tangent to said curve in a straight line and along said center line 463.25 feet to a point on the Northeasterly line of a tract described in Volume of Deeds (Office of Judge of Probate, Jefferson County, Alabama) 4994, Page 98; thence 95° 45' 30" to the left and along said line 30.15 feet to the point of beginning; thence continuing along said line and a continuation thereof 176.3 feet; thence 82° 10' to the left 279.64 feet; thence 90° 45' 30" to the left 186.9 feet; thence 91° 19' to the left 300.52 feet to the point of beginning;

As a part of the consideration for this conveyance, the Grantees assume and agree to pay the ad valorem taxes assessed against the land hereby conveyed which will be due October 1, 1960, and assume and agree to pay the debt secured by the Mortgage executed by the Grantors herein to Jefferson Federal Savings & Loan Association, recorded in Vol. 6154, Page 299, in the Office of the Judge of Probate of Jefferson County, Alabama, and recorded in Mortgage Book 259, Page 292 in the Office of the Judge of Probate of Shelby County, Alabama;

The foregoing property is conveyed subject to the easements granted the Alabama Power Company by instruments recorded in Vol. 1945, Pages 42 and 90, Vol. 4066, Page 296 and Vol. 4412, Page 3 in the Office of the Judge of Probate of Jefferson County, Alabama;

TO HAVE AND TO HOLD, unto the said P. P. BAKER and G. G. BAKER, as such Trustees, their successors and assigns forever.

And we do, for ourselves and our heirs, executors and administrators, covenant with the said P. P. BAKER and G. G. BAKER, as such Trustees, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances,

except as above stated, and 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 P. P. BAKER and G. G. BAKER, as such Trustees, their successors and assigns forever, against the lawful claims of all persons, except as above stated.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 16 day of November, 1959.

Inez Acton Jackson (SEAL)  
Inez Acton Jackson

Carlton Kruger Jackson (SEAL)  
Carlton Kruger Jackson

STATE OF ALABAMA )  
:  
JEFFERSON COUNTY )

I, James E. Faulk Jr., a Notary Public, in and for said County, in said State, hereby certify that INEZ ACTON JACKSON and husband, CARLTON KRUGER JACKSON, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 16 day of November, 1959.

James E. Faulk Jr.  
Notary Public.



STATE OF ALA. JEFFERSON CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON  
RECEIVED NOV 16 1959  
434 PM '59  
REG'D NO 370  
& DEED TAX HAS BEEN  
PAID ON THIS INSTRUMENT.  
DEED 6274P  
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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 23 day of November 1959 at 8 o'clock A.M. and recorded in Vol. 206 Record 206 at page 93 and the Mortgage Tax Deed Tax has been paid.

Conrad M. Fowler  
Judge of Probate