

DEED 6276P 74

6371.

1885.00

1047

STATE OF ALABAMA))

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY))

That in consideration of One Hundred and No/100 (\$100.00) Dollars, and other good and valuable consideration, to the undersigned grantor, WILLIAM J. MIMS, in hand paid by ROBERT H. CARLSON, JR., the receipt whereof is acknowledged, and the execution of a purchase money mortgage in the amount of \$6,375.00, securing the balance of purchase price, I the said WILLIAM J. MIMS, an unmarried man, do grant, bargain, sell and convey unto the said ROBERT H. CARLSON, JR., the following described property, situated in Jefferson County and Shelby County, Alabama, to-wit:

Part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, Township 19, South, Range 2 West, and part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 18, Township 19 South, Range 2 West, more particularly described as follows: Commence at the northeast corner of said Section 18, Township 19, South, Range 2 West, and run thence west along the north line of said Section 18 for a distance of 164.45 feet to the point of beginning. From the beginning point thus obtained continue west along the north line of said Section 18 for a distance of 106.72 feet to the center line of Rocky Ridge Road, thence turning an angle to the left of 65° 20' and run southwesterly along the center line of said road for 113.62 feet, thence turning an angle to the right of 10° 22' and continue southwesterly along the center line of said road for 376.75 feet, thence turning an angle to the right of 19° 30' and continue southwesterly along the center line of said road for 147.18 feet, thence turning an angle to the left of 124° 13' and run southeasterly 715.57 feet to a point on the east line of aforesaid NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 18, which point is 745.74 feet south of the northeast corner of said section, thence continue southeasterly along last named course 142.06 feet to the center of Cahaba River, thence turning an angle to the left of 72° 27' and northeasterly along center of Cahaba River 114.26 feet, thence at an angle to the left of 107° 33' and northwesterly 90 feet, thence turning an angle to the right of 53° 23' and run northwesterly 110.45 feet, thence turning an angle to the left of 16° 32' and continue northwesterly for 175.36 feet to a point in the west line of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 17, Township 19 South, Range 2 West, continue northwesterly along last named course 276.93 feet, thence turning an angle to the right of 8° 24' and run northerly through a pond for 80.60 feet, thence turning an angle to the right of 35° 56' and run northerly for a distance of 122.32 feet to the point of beginning.

BOOK 200 PAGE 333



Mineral and mining rights excepted.

SUBJECT to transmission line permit to the Alabama Power Company dated December 1, 1936 and recorded in Vol. 2785, page 44, in the Probate Office of Jefferson County, Alabama.

Transmission line permit to the Alabama Power Company dated June 23, 1937 and recorded in Vol. 2806, page 585, in the Probate Office of Jefferson County, Alabama.

Transmission line permit to the Alabama Power Company dated October 21, 1941 and recorded in Vol. 3280, page 129, in the Probate Office of Jefferson County, Alabama.

Right-of-way for ingress and egress over road running across the above described property as set out in deed dated June 26, 1941 and recorded in Vol. 3238, page 510, in the Probate Office of Jefferson County, Alabama and in Deed Book 112, page 30, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said ROBERT H. CARLSON, JR., his heirs and assigns, forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said ROBERT H. CARLSON, JR., his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except current state, county and city taxes which grantee assumes; and except as mentioned above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said ROBERT H. CARLSON, JR., his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 25 day of November, 1959.

William J. Mims (SEAL)
William J. Mims

STATE OF ALABAMA
SHELBY COUNTY

ACT NO. 789

I hereby certify that no Deed Tax has been collected on this instrument.

Conrad M. Stouffer
Judge of Probate

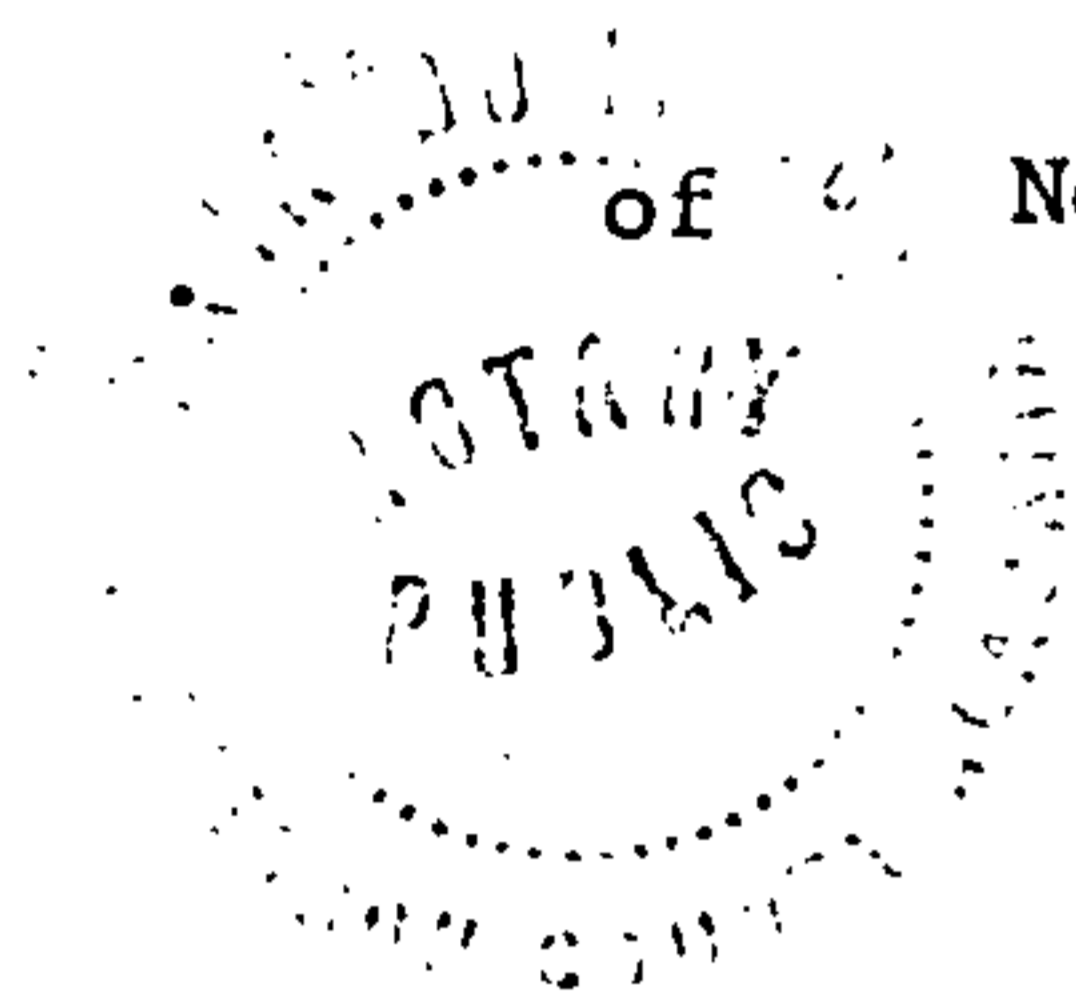
"TAX EVENT"

STATE OF ALABAMA

JEFFERSON COUNTY

I, Frank Zemannich, a Notary Public in and for said County, in said State, hereby certify that WILLIAM J. MIMS, an unmarried man, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 25 day of November, 1959.



Frank Zemannich
Notary Public

STATE OF ALABAMA }
SHELBY COUNTY }

I, Conrad M. Fowler, Judge of Probate hereby certify that the within Deed was filed in this office for record the 5 day of Dec 1959 at 12 o'clock PM and recorded in Deed Record 206 page 355 and examined 12-9-59 and the Mortgage Tax of \$ and Deed Tax of \$ has been paid.

Conrad M. Fowler
Judge of Probate

Fee \$ 2.05

STATE OF ALA. JEFFERSON CO.
RECORDING AGENT
DEED 6276P 74
NOV 30 12 35 PM '59
RECEIVED TAX 125 DEED
CO. OF THIS INSTRUMENT
Frank Zemannich

BOOK 200 PAGE 337

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed for record the day of 19 at o'clock M. and recorded in Record at page and the Mortgage Tax Deed Tax has been paid.

Judge of Probate