

DEED 6276P133

24750.00
19125.00
5625.00

1048

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of the sum of One Hundred (\$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 \$19,125.00 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 real estate, situated in Jefferson County, and Shelby County, Alabama, to-wit:

Part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 8, Township 19 South, Range 2 West, and part of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 17, Township 19, South Range 2 west, and part of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of said Section 17 and the northwest diagonal half of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 17, except a small triangular portion off the north side thereof, the outside boundaries of the combined property being more particularly described as follows: Commence at the southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, Township 19, South, Range 2 West, and run east along the south boundary thereof 415 feet, thence turning an angle to the left of 136° 22' and run northwesterly along an old fence and hedge line 835.3 feet to the southern bank of the Cahaba River for a point of beginning of the property herein described, thence turn an angle to the right of 180° and run southeasterly along the last named course which is along said old fence and hedge line 835.3 feet, thence continue along same course into the northwest diagonal half of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 17, Township 19 South, Range 2 West for 100 feet, thence turn an angle to the left of 86° 47' and run northeasterly 100.9 feet to the north boundary of said northwest diagonal half, thence east along said north boundary 764.66 feet to the northeast corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 17, thence southwesterly along the southeast boundary of the northwest diagonal half of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ to the southwest corner of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 17, thence south along the east boundary of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 17, to the southeast corner of same, thence northwesterly to the center of said southeast quarter of northwest quarter of said Section 17, thence southwesterly to the southwest corner of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 17, thence north along the west boundary of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section to the northwest corner of same, thence west along the north boundary of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 17 for a distance of 549.5 feet, thence turn an angle to the left of 122° 20' and run southeasterly 325 feet, thence turn an angle to the right of 117° 51' and run 144.9 feet, thence turn an angle to the left of 10° 16' and run



westerly 136.55 feet, thence turn an angle to the left of 11° 47' and run southwesterly 163.5 feet, thence turn an angle to the right of 79° 15' and run northwesterly 262.38 feet, thence turn an angle to the left of 31° 18' and run northwesterly 111 feet to the eastern bank of the Cahaba River, thence continue along the last named course to the center of said Cahaba River, thence up the center and along the meanderings of said river to a point opposite the beginning point, thence southeasterly to the point of beginning on the Southern Bank of said river.

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.

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 signature and seal, on this the 25 day of November, 1959.

William J. Mims (SEAL)
William J. Mims

