

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One and no/100 Dollar (\$1.00) to the undersigned Ellarine C. Morgan, in hand paid by James E. Morgan, the receipt whereof is acknowledged, and of grantor's love and affection for grantee, the said Ellarine C. Morgan and husband, James E. Morgan, do grant, bargain, sell and convey unto the said James E. Morgan an undivided one-half interest in and to the following described real property situated in Shelby County, Alabama, to-wit:

The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West, except minerals and mining rights, also except $\frac{3}{4}$ of an acre, more or less, described as follows: A tract of land in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West, more particularly described as follows: Commencing at the NE corner of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, thence in a southerly direction along the eastern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section 73 feet, more or less, to a point on the southern boundary of a road; thence turn an angle of 34° 05' to the right and proceed along said southern boundary of said road 250 feet; thence turn an angle of 107° to the left and run 146.75 feet, more or less, to a point on the eastern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an angle of 107° 05' to the left and run northerly along the eastern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section 250 feet, more or less, to the point of beginning, minerals and mining rights excepted; SUBJECT TO those certain mortgages recorded in Mortgage Book 238 at Page 305 and Mortgage Book 245 at Page 150 of the Shelby County Probate Records, and to the rights of Harold Welton Peak and wife, Joy Bethea Peak, in a tract of land containing 3 acres, more or less, which is under lease sale contract as shown by instrument recorded in Book 207 at Page 112 of the aforesaid Probate Records, which relates to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West, more particularly described as follows:

BOOK 212 PAGE 469

Begin at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West, thence run north along the west line of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 671.65 feet to the SW corner of the NW $\frac{1}{4}$ -SW $\frac{1}{4}$ -NW $\frac{1}{4}$; thence 90° 04' to the right in an easterly direction along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 159.61 feet to a point in the centerline of a 20 foot wide chert road; said point being the point of beginning; thence continuing in an easterly direction along the last described course a distance of 504.91 feet to the SE corner of the NW $\frac{1}{4}$ -SW $\frac{1}{4}$ -NW $\frac{1}{4}$; thence 90° 04' to the left in a northerly direction along the east line of said NW $\frac{1}{4}$ -SW $\frac{1}{4}$ -NW $\frac{1}{4}$ a distance of 348.65 feet to a point; thence 72° 55' to the left in a northwesterly direction a distance of 163.03 feet to the center line of a 20 foot wide chert road; thence 73° 00' to the left in a southwesterly direction along the center line of the 20 foot wide chert road a distance of 197.01 feet to the point of curve (P.C.); thence in a curve to the right, having a radius of 686.87 feet and a central angle of 16° 34' a distance of 198.60 feet to the point of tangency (P.T.) of said curve; thence in the tangent to said curve, in a southwesterly direction along the centerline of the chert road, a distance of 136.07 feet to the point of beginning.

TO HAVE AND TO HOLD said described property unto the said James E. Morgan, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and unto his heirs and assigns, forever.

IN WITNESS WHEREOF, the said Ellarine C. Morgan and husband, James E. Morgan, have hereunto set their hands and seals on this the 31 day of October, 1960.

Ellarine C. Morgan (L.S.)
Ellarine C. Morgan

James E. Morgan (L.S.)
James E. Morgan

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority in and for said County, in said State, hereby certify that Ellarine C. Morgan and husband, James E. Morgan, whose names are signed to the

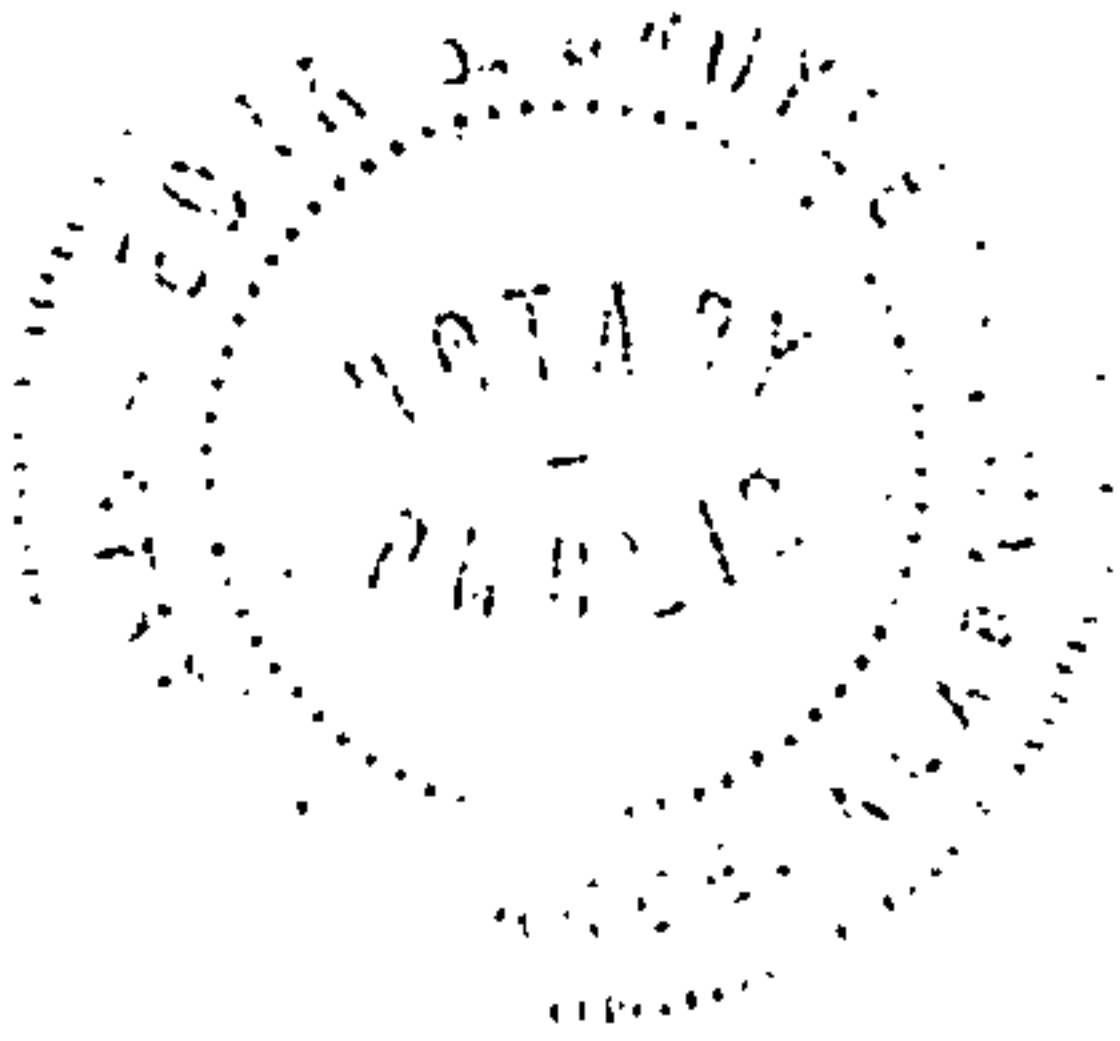
BOOK 212 PAGE 470

foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 31 day of October, 1960.

Edna S. Braylee

Notary Public
Notary Public, Alabama, State at Large
My Commission Expires June 29, 1964



FILED 22 NOVEMBER 1960

STATE OF ALABAMA, SHELBY COUNTY
I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the 22 day of Nov 1960 at 8 A.M. o'clock and recorded in deed Book 272 at page 469 on the 29 day of Nov 1960.
Mortgage Tax _____ Deed Tax 50 has been paid.
Conrad M. Fowler
Judge of Probate

EX-212 PAGE 471