

WARRANTY DEED—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALABAMA

State of Alabama

JEFFERSON

County

1854
KNOW ALL MEN BY THESE PRESENTS,

See mtg 270
page 158

That in consideration of - - ONE THOUSAND and NO/100 - - - - - DOLLARS
and execution of purchase money mortgage in the amount of \$3,000.00

to the undersigned grantor s CLARENCE E. MAYFIELD and wife, VERA J. MAYFIELD
in hand paid by FRANCES ELIZABETH MACON

the receipt whereof is acknowledged we the said CLARENCE E. MAYFIELD and wife,
VERA J. MAYFIELD

do grant, bargain, sell and convey unto the said FRANCES ELIZABETH MACON

the following described real estate, situated in SHELBY

County, Alabama, to-wit: Part of the Southeast diagonal half of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 16, Town-
ship 19 South, Range 2 West of Huntsville Principal Meridian, Shelby County, Alabama, being
more particularly described as follows: Begin at the Southeast corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said
Section 16, thence in Northerly direction along East boundary of said quarter-quarter section
250.00 feet; thence turning an angle of 88 degrees and 30 minutes to the left in Westerly
direction 428.10 feet to the Northwest right of way boundary of county road for the point of
beginning of a tract of land herein described; thence continuing in straight line in Westerly
direction along last mentioned course 650.70 feet to the point of intersection with northeast-
southwest diagonal line of said quarter-quarter section, thence turning an angle of 134 degrees,
02 minutes and 44 seconds to the right in northeasterly direction along said diagonal 692.72
feet; thence turning an angle of 106 degrees, 13 minutes, and 40 seconds to the right in south-
easterly direction 515.50 feet to the point of intersection with the Northwest boundary of said
county road; thence turning an angle of 90 degrees and 00 minutes to the right in Southwesterly
direction 32.16 feet to the point of beginning of a curve turning to the left in southwesterly
direction and having a radius of 2,905.99 feet, said arc being subtended by a central angle of
1 degree, 20 minutes, and 16 seconds and having a chord of 67.84 feet in length, thence along
said arc of said curve, which is Northwest boundary of said right of way 67.84 feet to the
point of beginning. Containing 4.310 acres, more or less. Mineral and mining rights excepted.

Subject to: Transmission line permit from Mrs. Jessie Bird to Alabama Power Company, dated
May 16, 1947, recorded in Deed Book 129, Page 561, in the Probate Office of Shelby County,
Alabama; Title to minerals underlying caption property with mining rights and privileges thereto
belonging; Rights of Shelby County under Right of Way deed from Clarence E. Mayfield and wife,
dated November 18, 1955, recorded in Deed Book 177, Page 40, in said Probate Office; Easements
to Alabama Power Company (1) dated January 24, 1956, recorded in Deed Book 179, Page 370; and
(2) dated April 11, 1957, recorded in Deed Book 187, Page 363, in said Probate Office; Title
to that portion of subject property heretofore conveyed to J. T. Williams, et als., as Trustees
of the Bryan Memorial Presbyterian Church, by Mrs. Jessie Bird, a former owner,
(continued on reverse)

TO HAVE AND TO HOLD, To the said FRANCES ELIZABETH MACON, her
heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant
with the said FRANCES ELIZABETH MACON, her

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all
encumbrances; except as herein set forth

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
FRANCES ELIZABETH MACON, her

heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand s and seal,
this 19th day of January, 1961

WITNESSES:

Clarence E. Mayfield (Seal.)
(Clarence E. Mayfield)
(Seal.)
Vera J. Mayfield (Seal.)
(Vera J. Myafield)
(Seal.)

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Clarence E. Mayfield

and wife,
Vera J. Mayfield

TO

Frances Elizabeth Macon

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY }
I, Conrad M. Fowler, Judge of Probate hereby
certify that the within _____ was
filed in this office for record the _____
of _____ at _____ o'clock _____
and recorded in _____
page _____ and examined _____
and the Mortgage Tax of \$ _____
Deed Tax of \$ _____ has been paid.
Judge of Probate

Fee \$-1.45

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

State of ALABAMA

JEFFERSON

COUNTY

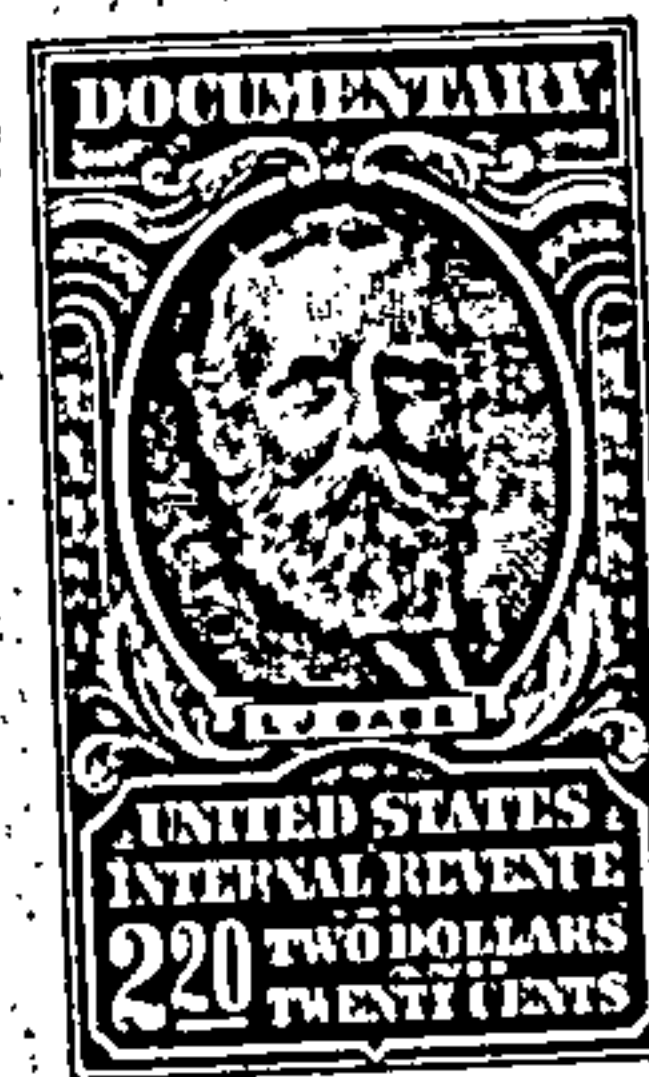
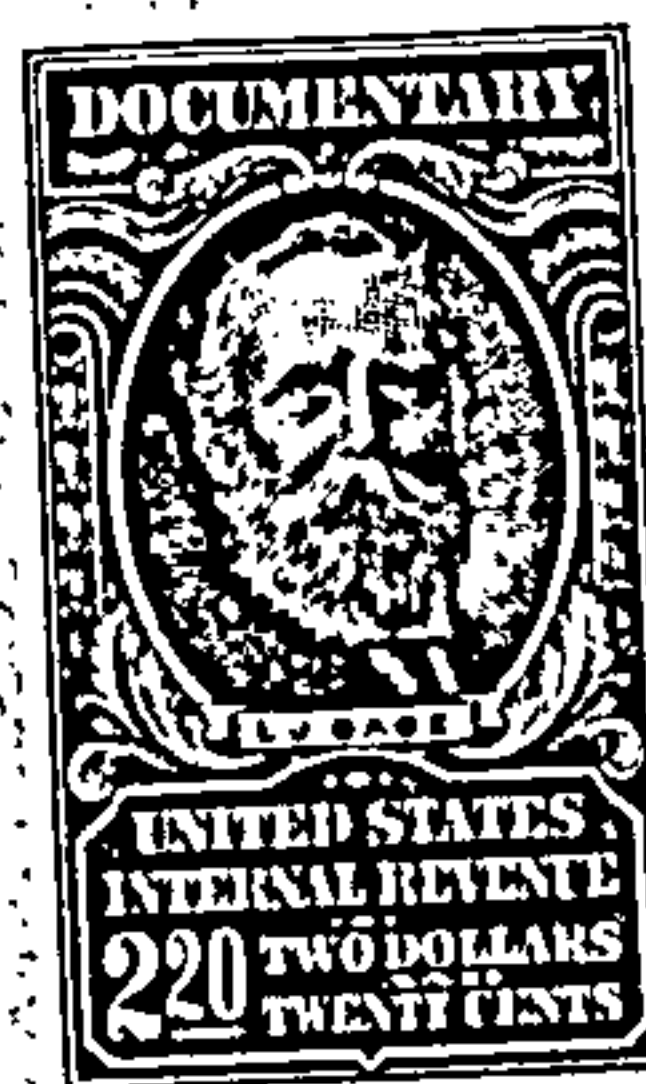
I, Margaret Scruggs, a Notary Public in and for said County, in said State,
hereby certify that Clarence E. Mayfield and wife, Vera J. Mayfield
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 19th day of January, 1961

Margaret Scruggs
Notary Public

Description continued:

by deed dated May 8, 1948, recorded in Deed Book 132, Page 256, in the said Probate Office, which deed conveyed the following property: Beginning at the Northeast corner of the Northeast quarter of the Southeast quarter of Section 16, Township 19, Range 2 West, and run thence Southeast along the diagonal line of said Northeast quarter of the Southeast quarter, a distance of 175 feet, more or less to the old Caldwell Ford road, sometimes known as the Little Cahaba Road, a distance of 550 feet; run thence Northwest a distance of 300 feet, more or less, to the Northeast and Southwest diagonal line of the Southeast quarter of said Section 16; run thence southwest along last named diagonal line a distance of 550 feet to the point of beginning; and being a part of the Northeast diagonal one-half of the Northeast quarter of the Southeast quarter, and a part of the Southeast diagonal one half of the Southeast quarter of the Northeast quarter, all in Section 16, Township 19, Range 2 West, Shelby County, Alabama.



STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within _____ was filed
for record in this office on the _____ day of _____ 1961 at _____ M. o'clock and
recorded in _____ Book _____ at page _____ on the _____ day of _____ 1961.
Mortgage Tax _____ Deed Tax _____ has been paid.

Conrad M. Fowler
Judge of Probate

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