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DEED 6077P284

STATE OF ALABAMA )  
 )  
 JEFFERSON COUNTY )

## WARRANTY DEED

nty 2-17-59

KNOW ALL MEN BY THESE PRESENTS,

THAT in consideration of One Thousand and 00/100 Dollars (\$1,000.00), and execution of purchase money mortgage for Six Thousand Two Hundred and 00/100 Dollars (\$6,200.00), to the undersigned grantor George C. Acton, Jr., as Trustee under deed of Gaines Acton, et. al., in hand paid by William H. Sellers, the receipt whereof is acknowledged, the said George C. Acton, Jr., as Trustee under deed of Gaines Acton, et. al., does grant, bargain, sell and convey unto the said William H. Sellers the following described real estate situated partly in Jefferson County, Alabama, and partly in Shelby County, Alabama, to wit:

That part of the South Half of the SW $\frac{1}{4}$  of Section 8, Township 19, South, Range 2, West, situate in Jefferson County, Alabama, together with part of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 17, Township 19, South, Range 2, West, situate in Shelby County, Alabama, more particularly described by metes and bounds as follows: Begin at the southwest corner of said Section 8 and run eastwardly along the south line thereof for a distance of 109.67 ft.; thence turn an angle of 104 degrees to the left and run northwardly for a distance of 319.29 ft. to a point in the right of way of a public road; thence turn an angle of 47 degrees 11 minutes to the right and run northeastwardly along said right of way for a distance of 118.1 ft.; thence turn an angle of 7 degrees 35 minutes to the left and continue northeastwardly for a distance of 195.8 ft.; thence turn an angle of 24 degrees 16 minutes to the right and continue northeastwardly for a distance of 227.7 ft.; thence turn an angle of 15 degrees 03 minutes to the right and continue northeastwardly for a distance of 653.5 ft.; thence turn an angle of 10 degrees 40 minutes to the left and run northeastwardly for a distance of 68.8 ft. to a point in the right of way of said public road; thence turn an angle of 90 degrees 19 minutes to the right from the last described course and run southeastwardly for a distance of 1470 ft. to a point in the center line of the Cahaba River, said point being the point of beginning of the tract here described, from the point of beginning thus obtained turn an angle of 180 degrees to the left from the last described course and run northwestwardly for a distance of 1470 ft. to a point in the right of way of said public road; thence turn an angle of 89 degrees 41 minutes to the right from the last described course and run northeastwardly along the right of way of said public road for a distance of 250 ft.; thence turn an angle of 87 degrees 35 minutes to the right and run southeastwardly for a distance of 1230 ft. to a point in the center line of the Cahaba River; run thence southwardly along said center line for a distance of 425 ft., more or less, to the point of beginning. Except that part of the above described tract which lies within the right of way of the public road which bounds the same on its northwesterly side.

Subject to transmission line permits granted to Alabama Power Company by instruments recorded in Volume 2785, Page 48, and Volume 2785, Page 56, in the Probate Office of Jefferson County, Alabama.

Also subject to minerals and mining rights.

TO HAVE AND TO HOLD, to the said William H. Seller, his heirs and assigns, forever.

AND the said George C. Acton, Jr. as Trustee does for himself, and his successors and assigns, covenant with said William H. Sellers, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as stated above, and except current taxes assumed by purchaser; that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors

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and assigns shall, warrant and defend the same to the said William H. Sellers, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said George C. Acton, Jr. as said Trustee has hereto set his signature and seal, this the 16th day of February, 1959.

WITNESSES:

*[Signature]*

*George C. Acton, Jr. Trustee* (SEAL)  
George C. Acton, Jr., Trustee

STATE OF ALABAMA }

JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George C. Acton, Jr. whose name as Trustee 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 the conveyance, he, in his representative capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of February, 1959.

*Clyde D. Gaudin*  
Notary Public



STATE OF ALABAMA  
SHELBY COUNTY

ACT NO. 769

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

*Conrad M. Fowler*  
Judge of Probate

"TAX EXEMPT"

BOOK 217 PAGE 697

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON *10-12-1961*  
RECORDED & \$ *1.00* MTG. TAX  
& \$ *1.00* DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

*Conrad M. Fowler*  
JUDGE OF PROBATE

STATE OF ALA. JEFFERSON CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON *10-12-1961*  
DEED 6077P284  
FEB 17 11 58 AM '59  
RECORDED & \$ *1.00* MTG. TAX  
& \$ *1.00* DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.  
*Glenn Meade*  
JUDGE OF PROBATE