

REC-6078-163

STATE OF ALABAMA

JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

2-19-19
THAT in consideration of One Thousand Five Hundred and no/100 Dollars and execution of purchase money mortgage for \$5,700.00, to the undersigned grantors, Gaines Acton, J. W. Patton, Z. Alice Patton, Alma Acton, Ben Acton, Aaron Thomas Acton, Gladys I. Acton Conway, Eula Mae Acton Barefield, Flora E. Acton and George C. Acton, Jr., in hand paid by Douglas C. McCall and Frances Y. McCall, the receipt whereof is acknowledged, we, the said Gaines Acton, unmarried; J. W. Patton and wife, Z. Alice Patton; Alma Acton, unmarried; Ben Acton, unmarried; Aaron Thomas Acton and wife, Emma Acton; Gladys I. Acton Conway and husband, J. C. Conway; Eula Mae Acton Barefield, a widow; Flora E. Acton, a widow; and George C. Acton, Jr. and wife, Maude Acton, do grant, bargain, sell and convey unto the said Douglas C. McCall and Frances Y. McCall, the following described real estate, situated in Jefferson County and partly in Shelby County, Alabama, to-wit:

That part of the South Half of the SW¹/₄ of Section 8, Township 19, South, Range 2, West, situated in Jefferson County, Alabama, together with part of the North Half of the NW¹/₄ of Section 17, Township 19, South, Range 2, West, situated in Shelby County, Alabama, all more particularly described by metes and bounds as follows: Begin at the southwest corner of the SW¹/₄ of said Section 8 and run thence eastwardly along the south line thereof for a distance of 109.67 ft.; thence turn an angle of 104° 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° 11' to the right and run northeastwardly along said right of way for a distance of 118.1 ft.; thence turn an angle of 7° 35' to the left and run northeastwardly for a distance of 195.8 ft.; thence turn an angle of 24° 16' to the right and run northeastwardly for a distance of 227.7 ft.; thence turn an angle of 15° 03' to the right and run northeastwardly for a distance of 222.3 ft. to a point in the right of way of said public road; thence turn an angle of 80° 23' to the right from the last described course and run southeastwardly for a distance of 1620 feet 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° to the left from the last described course and run northwestwardly for a distance of 1620 ft. to a point in the right of way of the aforementioned public road; thence turn an angle of 99° 37' to the right from the last described course and run north-eastwardly along said right of way for a distance of 250 ft.; thence turn an angle of 80° 19' to the right and run southeastwardly for a distance of 1550 ft. to a point in the center line of the Cahaba River; run thence southwestwardly along said center line for a distance of 250 ft., more or less, to the point of beginning, Minerals and mining rights excepted. Also except that part of the above described tract which is included within the right of way of the public road on the north side of the same.

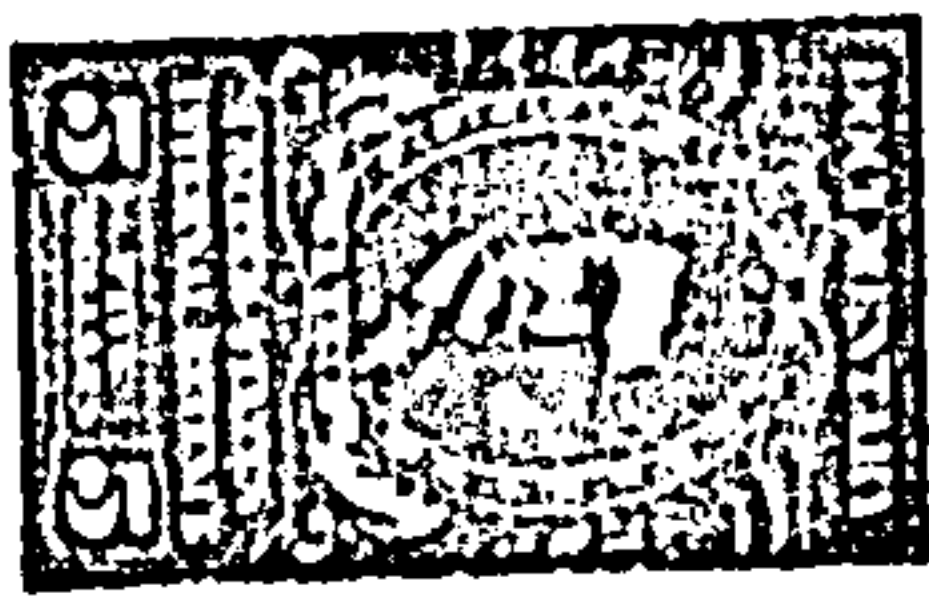
Subject to transmission line permit granted to Alabama Power Company by instruments recorded in Volume 2785, pages 48 and 56 in the Probate Office of Jefferson County, Alabama.

TO HAVE AND TO HOLD, to the said Douglas C. McCall and Frances Y. McCall, their heirs and assigns, forever.

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And we do, for ourselves, and for our heirs, executors and administrators, covenant with the said Douglas C. McCall and Frances Y. McCall, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 Douglas C. McCall and Frances Y. McCall, their heirs, and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19th day of January, 1959.



Gaines Acton (SEAL)
Gaines Acton

J. W. Patton (SEAL)
J. W. Patton

Alice Patton (SEAL)
A. Alice Patton

Alma Acton (SEAL)
Alma Acton

Ben Acton (SEAL)
Ben Acton

Aaron Thomas Acton (SEAL)
Aaron Thomas Acton

Emma Acton (SEAL)
Emma Acton

Gladys I. Acton Conway (SEAL)
Gladys I. Acton Conway

J. C. Conway (SEAL)
J. C. Conway

Eula Mae Acton Barefield (SEAL)
Eula Mae Acton Barefield

Flora E. Acton (SEAL)
Flora E. Acton

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

Maude Acton (SEAL)
Maude Acton

STATE OF ALABAMA }
JEFFERSON COUNTY }

DEED 6078P165

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gaines Acton, J. W. Patton, Z. Alice Patton, Alma Acton, Ben Acton, Gladys I. Acton Conway, J. C. Conway, Flora E. Acton, George C. Acton, Jr. and Maude Acton, 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, 1959.

E. P. McDavid Jr.
Notary Public

STATE OF ALABAMA }
MOBILE COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Thomas Acton, Emma Acton and Eula Mae Acton Barefield, 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 14 day of January, 1959.

C. H. Russell
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

ACT NO. 78D

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

Conrad H. Fowler
Judge of Probate

"TAX EXEMPT"

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1-19-59
RECORDED & 2.50 STATE TAX
& 2.50 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad H. Fowler
JUDGE OF PROBATE

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1-19-59
RECORDED & 2.50 STATE TAX
& 2.50 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.
James P. McCall
JUDGE OF PROBATE