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DEED 6077P216

STATE OF ALABAMA
SHELBY COUNTY

ACT NO. 780
I hereby certify that no Deed Tax has been col-
lected on this instrument.

STATE OF ALABAMA)
JEFFERSON COUNTY)

WARRANTY DEED

Conrad H. Fowler
Judge of Probate

"TAX EXEMPT"

KNOW ALL MEN BY THESE PRESENTS,

2-16-54
THAT in consideration of One Thousand Five Hundred and 00/100 Dollars and the execution of purchase money mortgage for \$5,700.00, to the undersigned grantor, George C. Acton, Jr., as Trustee under deed of Gaines Acton et al, in hand paid by Mary W. Andrews, the receipt whereof is acknowledged, I, the said George C. Acton, Jr., as Trustee under deed of Gaines Acton, et al, do grant, bargain, sell and convey unto the said Mary W. Andrews the following described real estate, situated in Jefferson County and partly in Shelby County, Alabama, to-wit:

That part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, Township 19, South, Range 2, West, situated in Jefferson County, Alabama, together with a part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ 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 SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 8, and run thence Eastwardly along the South line thereof for a distance of 109.67 feet; thence turn an angle to the left of 104 degrees and run Northwestwardly for a distance of 312.29 feet 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 feet; thence turn an angle of 7 degrees 35 minutes to the left and run Northeastwardly along said right of way for a distance of 141.9 feet; thence turn an angle of 119 degrees 31 minutes to the right and run Southeastwardly for a distance of 1240 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 degrees to the left from the last described course and run Northwestwardly for a distance of 1240 feet to a point in the right of way of said public road; thence turn an angle to the right of 60 degrees 22 minutes from the last described course and run Northeastwardly along said right of way for a distance of 53.9 feet; thence turn an angle to the right of 24 degrees 16 minutes and run Northeastwardly for a distance of 200 feet; thence turn an angle to the right of 95 degrees 11 minutes 30 seconds and run Southeastwardly for a distance of 1605 feet to the center line of Cahaba River; run thence Westwardly along said center line for a distance of 410 feet to point of beginning. Except that part of the above described tract included within the right of way of public road which bounds the same on its Northerly side.

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

Also subject to minerals and mining rights conveyed to W.B. Leedy by deed recorded in Volume 63, Page 18 in the Probate Office of Jefferson County, Alabama.

TO HAVE AND TO HOLD, to the said Mary W. Andrews, her heirs and assigns, forever.

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And the said George C. Acton, Jr. as Trustee does for himself, and his successors and assigns, covenant with said Mary W. Andrews, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said



Mary W. Andrews, her 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 13th day of February, 1959.

WITNESSES:

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 13th day of February, 1959.

Paul D. Taucher
Notary Public

RECORDED
FEB 16 4 21 PM '59
6077P217
JEFFERSON CO.
ALABAMA

CERTIFIED COPY OF CERTIFICATE

Form No. 4

THE STATE OF ALABAMA,
JEFFERSON COUNTY

PROBATE COURT

I, the Undersigned, as Judge of the Court of Probate, in and for said County, in said State, hereby certify that the foregoing contains a full, true and correct copy of the _____

Warranty Deed from Geo. W. Acton Jr. As trs.
to Mary W. Andrews

_____ together
with the filing of same as appears of record in this office in Vol. 6077 Record of Deeds on page 216.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11-22-61
RECORDED & \$ 1.00 MTG. TAX
& \$ 0.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

Given under my hand and official seal, this
the 22nd day of November, 19 61.

Paul M. Meeks
Judge of Probate.