

911-5-10
6M-11-11

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

State of Alabama

Jefferson

County

1143
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of - - - - - One Hundred and no/100- - - - - DOLLARS
and other valuable considerations

to the undersigned grantor John Mancha and wife, Frances Mancha

in hand paid by Murray Cahill and wife, Ruth McDonald Cahill

the receipt whereof is acknowledged we the said John Mancha and wife, Frances Mancha

do grant, bargain, sell and convey unto the said Murray Cahill and wife, Ruth McDonald Cahill

the following described real estate, situated in Jefferson County and Shelby

County, Alabama, to-wit: Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 8, Tp 19, South, Range 2, West, situate in Jefferson County, Alabama, together with part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 17, Tp 19, South, Range 2, West, situate 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 the SW $\frac{1}{4}$ of Said Sec. 8 and run thence eastwardly along the south line thereof for a distance of 109.67 ft.; thence turn an angle of 76° to the right and run southeastwardly for a distance of 666.43 feet to the point of beginning of the tract here described, said point being in the center line of the Cahaba River; from the point of beginning thus obtained turn an angle of 180° to the left from the last described course and run northwestwardly along the same line last described, and along an extension thereof, for a distance of 985.72 feet to the point in the right of way of a county road; thence turn an angle of 47° 11' to the right and run northeastwardly along said right of way for a distance of 118.11 feet; thence turn an angle of 7° 35' to the left and run northeastwardly along said right of way, for a distance of 141.9 feet; thence turn an angle of 119° 31' to the right and run southeastwardly for a distance of 1240 feet, more or less, to the center line of the Cahaba river; run thence westwardly along said center line for a distance of 740' 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 county road which bounds the same on its northerly side. Also except minerals and mining rights, and except any part lying within the bounds of the Cahaba River.

As part consideration for this deed Grantee herein assumes that certain mortgage executed by John Mancha and wife, Frances Mancha, to Gaines Acton, as Trustee, Recorded in Mortgage Book 6093, Page 150 in the Probate Office of Jefferson County, Alabama, Principal amount of which is \$3,871.98.

TO HAVE AND TO HOLD, To the said Murray Cahill and wife, Ruth McDonald Cahill

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Murray Cahill and wife, Ruth McDonald Cahill

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

Murray Cahill and wife, Ruth McDonald Cahill

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

In Witness Whereof, we have hereunto set our hands and seal,

this 1st day of December, 1961

WITNESSES:

Murray Cahill



John Mancha.....(Seal.)
Frances Mancha.....(Seal.)
.....(Seal.)
.....(Seal.)

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Return To
Murray Cahill
2015 Highland Avenue, Birmingham 5, Alabama

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the
day of 19
at o'clock M., and was duly re-
corded in Volume of Deeds
at page, and examined.

Judge of Probate.

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of Alabama
Jefferson

COUNTY

, a Notary Public in and for said County, in said State,

I, Boneida Hand

hereby certify that John Mancha and Frances Mancha

whose names 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 1st day of December, 1961

Boneida Hand

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 12-6-61
RECORDED & \$ MTG. TAX
& \$ TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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