

6256

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Dollars (\$100.00) and other valuable considerations to the undersigned grantor, Ruth Hanson, in hand paid by Fred A. Carnell, the receipt whereof is acknowledged, the said Ruth Hanson, an unmarried woman, does grant, bargain, sell and convey unto the said Fred A. Carnell the following described real estate, to-wit:

Part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West and of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West in Shelby County, Alabama, more particularly described as follows:

For starting point go North from the Southeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, along the Eastern boundary of the said quarter-quarter section a distance of 531.40 feet; thence turn an angle to the left of 136° 30' and go a distance of 55.30 feet; thence turn an angle of 3° 00' to the right and go a distance of 173.40 feet; thence turn an angle to the right of 56° 30' and go a distance of 69.5 feet to the point of beginning of the property herein described; thence turn an angle to the right of 84° 45' and go a distance of 48.00 feet; thence turn an angle to the left of 6° 47' 20" and go a distance of 157.20 feet; thence turn an angle to the left of 76° 34' 24" and go a distance of 110.70 feet; thence turn an angle to the left of 8° 00' and go a distance of 126.00 feet; thence turn an angle to the right of 39° 00' and go a distance of 103.30 feet; thence turn an angle to the left of 13° 00' and go a distance of 51.60 feet; thence turn an angle to the right of 52° 30' and go a distance of 69.20 feet; thence turn an angle to the left of 33° 20' and go a distance of 300.60 feet; thence turn to the right an angle of 27° 40' and go a distance of 332.84 feet to the Southern boundary of the Cahaba Valley Road (Montevallo-Ashville Road); thence turn an angle to the left of 99° 24' 40" and go along the Southern boundary of said road in a Westerly direction a distance of

785.79 feet; thence turn an angle to the left from the tangent to said road at said point of $101^{\circ} 58' 26''$ and run Southeasterly a distance of 1223 feet to the center line of the Cahaba Valley Creek; thence Southwesterly along the center line of said Cahaba Valley Creek to the South line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$; thence Easterly along said South line a distance of 914.6 feet, more or less, to the Southeast corner of said quarter-quarter section; thence $93^{\circ} 03' 45''$ to the left and Northerly along the East line of said quarter-quarter section a distance of 531.40 feet; thence $136^{\circ} 30'$ to the left and Southwesterly a distance of 55.30 feet; thence $3^{\circ} 00'$ to the right and Southwesterly a distance of 173.40 feet; thence $56^{\circ} 30'$ to the right and Westerly 69.5 feet, more or less, to the point of beginning; SUBJECT, HOWEVER, to rights of way in favor of Alabama Power Company recorded in Deed Book 101, Page 527, and Deed Book 112, Page 510, in the Probate Office of Shelby County, Alabama; rights of way in favor of Shelby County, Alabama, recorded in Deed Book 135, Page 16, and Deed Book 135, Page 14; and to restrictions appearing of record in Volume 175, Pages 39-41, in said Probate Office, and as corrected and accepted by Ruth Hanson as set out in deed and instrument of correction recorded in Volume 175, Pages 220-225, in said Probate Office, and as further amended by instrument executed by Margaret G. Bush, Ruth Hanson, Bessie Mussey and Fred A. Carnell dated May 30, 1959, and recorded in Deed Volume 202, Page 30, in said Probate Office.

TO HAVE AND TO HOLD to the said Fred A. Carnell, his heirs and assigns, forever.

And the said Ruth Hanson does, for herself and for her heirs, executors and administrators, covenant with the said Fred A. Carnell, his heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as aforesaid; that she has a good right to sell and convey the same as aforesaid; that she will, and her heirs, executors and administrators shall, warrant and defend the same to the said Fred A. Carnell, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Ruth Hanson has hereunto set her hand and seal, this the 18th day of July, 1962.

Ruth Hanson

(L. S.)

Ruth Hanson

STATE OF ALABAMA)
JEFFERSON COUNTY)

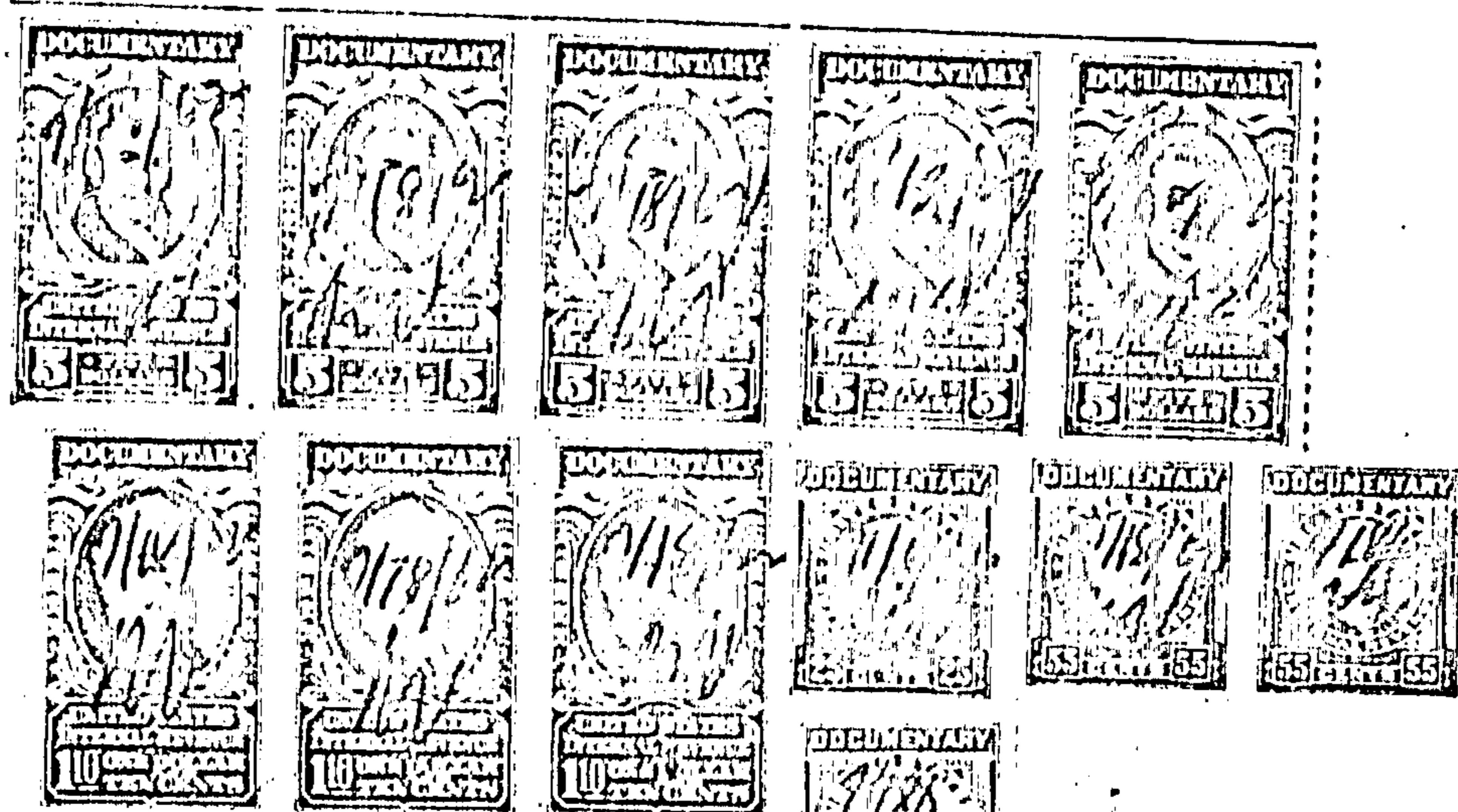
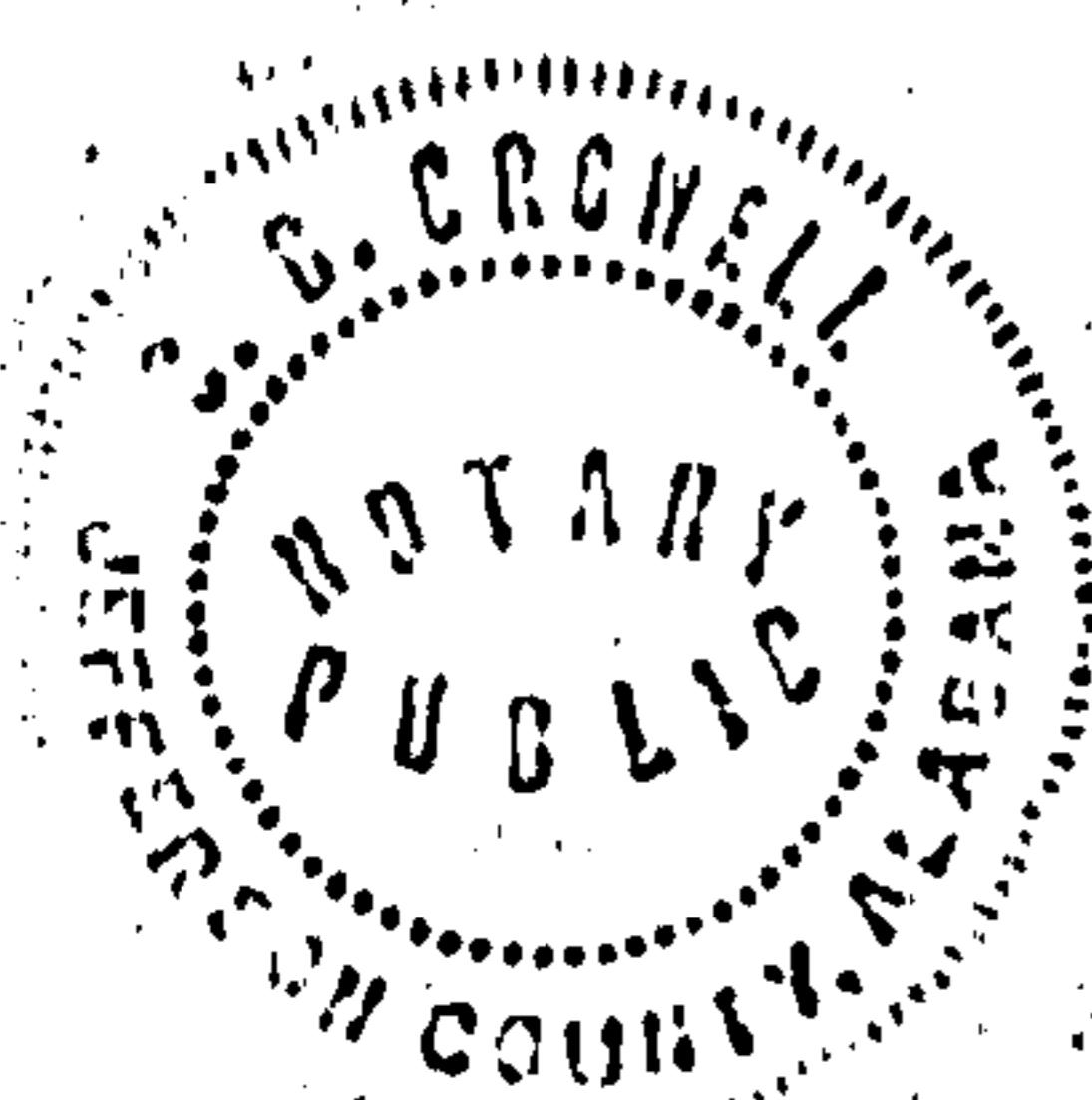
I, the undersigned authority in and for said County, in said State, hereby certify that Ruth Hanson, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18th day of July, 1962.

C. B. Crouse

Notary Public

My Commission Expires 6/29/66



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8A 11

7-23 1962

RECORDED & \$ MTG. TAX
& \$16⁰⁰ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad W. Fowler
JUDGE OF PROBATE