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STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Hundred and No/100 Dollars (\$100.00) and other valuable consideration to the undersigned grantor, Bessie Mussey, in hand paid by Fred A. Carnell, the receipt whereof is acknowledged, I, the said Bessie Mussey, an unmarried woman, do grant, bargain, sell and convey unto the said Fred A. Carnell the following described real property situated in the County of Shelby, State of Alabama, to-wit:



Commencing at a point on the southerly line of Cahaba Valley Road (also known as Montevallo-Ashville Road) where the west line of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 28, Township 19 South, Range 2 West, intersects the southerly line of Cahaba Valley Road, thence in a northeasterly direction along the southerly line of Cahaba Valley Road a distance of 222.53 feet, more or less, to the point of a curve having a radius of 5727.78 feet and subtending a total central angle of 11° 36'; run thence along the arc of said curve 54.98 feet to the point of beginning of said tract of land herein described; thence turn an angle to the right of 95° 28' and proceed in a southeasterly direction 311.16 feet to a point; thence turn an angle to the left of 91° 52' and proceed in a northeasterly direction a distance of 436.23 feet to a point; thence turn an angle of 89° 30' to the left and proceed in a northwesterly direction 321.90 feet to a point in the southerly line of Cahaba Valley Road; thence proceed in a southwesterly direction along the said south line of Cahaba Valley Road a distance of 429.17 feet to the point of beginning; SUBJECT TO easements in favor of Alabama Power Company recorded in Volumes 101, 112 and 124, at Pages 527, 510 and 476, respectively, of the Shelby County Probate Records; right of ways in favor of Shelby County, Alabama, recorded in Volume 135, at Pages 14 and 16 of said Probate Records; and restrictions and limitations as to the use and disposition of the property as recorded in Volume 175, at Pages 36, 39 and 220, and in Volume 187, at Page 326, as modified by agreement recorded in Volume 202, at Page 30, of said Shelby County Probate Records.

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

And I do, for myself and for my heirs, executors and administrators, covenant with the said Fred A. Carnell, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances except as above set forth and ad valorem taxes for the current tax year; that I have a good right to sell and convey the said as aforesaid; that I will, and my 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 except those claiming on account of said easements, right of ways, restrictions and limitations, and taxes.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 18<sup>th</sup> day of October, 1962.

Bessie Mussey (L.S.)  
Bessie Mussey

STATE OF ALABAMA )  
COUNTY OF ~~SHELBY~~  
JEFFERSON

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

Given under my hand and official seal on this the 18 day of October, 1962.

Georgia E. Seal  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 10/19/62  
RECORDED & \$ 1.00 INTG. TAX  
C. \$ 2.00 TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Conrad M. Jaulen  
JUDGE OF PROBATE