

1526

2078

State Of Alabama,

SHELBY County

Know All Men by These Presents.

In Consideration Of Sixteen Thousand Five Hundred and No/100's (\$16,500.00)---Dollars to the undersigned grantors Edward James Parker and wife, Sandra A. Parker, in hand paid by Samuel Allen Price the receipt whereof is acknowledged we the said Edward James Parker and wife, Sandra A. Parker,

do

Grant, Bargain, Sell and Convey unto the said Samuel Allen Price

the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of Lots 15 and 16 in the Survey of Cahaba River Estates, as recorded in Map Book 17, page 64, in the Office of the Judge of Probate of Jefferson County, Alabama, in Map Book 3, page 11, in the Office of the Judge of Probate of Shelby County, Alabama, and part of the SE 1/4 of NW 1/4 of Section 26, Township 19 South, Range 3 West, more particularly described as follows: Begin at the Southwest corner of Lot 8, in said Cahaba River Estates, and run North along the West line of Lots 8 and 7 in said survey for 216.9 feet; thence at an angle to the left of 109 deg. 45 min. and in a Southwesterly direction 430.19 feet; thence at an angle to the left of 10 deg. 05 min. and run 108.4 feet; thence at an angle to the left of 78 deg. 16 min. and in a Southeasterly direction 168.39 feet; thence at an angle to the left of 12 deg. 50 min. for a distance of 107.36 feet; thence at an angle to the left of 18 deg. 47 min. and run 152.23 feet to a point of curve to the left, said curve having a radius of 82.61 feet; thence along the arc of said curve 126.98 feet to point of tangent; thence Northeasterly along said tangent 59.8 feet to point of curve to the right, said curve having a radius of 130.76 feet; thence along the arc of said curve to the right a distance of 77.56 feet to point of tangent; thence along said tangent to its intersection with the East boundary line of Lot 15, in said Cahaba River Estates; thence North along said East boundary line approximately 226 feet to point of beginning.

Mineral and mining rights excepted.

As a part of the consideration herein the grantee assumes and agrees to pay the balance of that certain mortgage executed by Jimmie Breckenridge Smiley III and Mary G. Smiley, to Engel Mortgage Company, Inc., recorded in Volume 256, page 186, in the Probate Office of Shelby County, Alabama, transferred to The New York Savings Bank by transfer recorded in Deed Book 195, page 543, in said Probate Office, and further assumes and agrees to pay off the balance of that certain mortgage executed by the Grantors to Mary G. Smiley and Emmett Cloud Realty Company recorded in Volume 275, page 141, in the Probate Office of Shelby County, Alabama, and transferred to William C. McNutt and Irene McNutt in Deed Book 220, page 970, in said Probate Office.

To Have And To Hold, to the said Samuel Allen Price, his

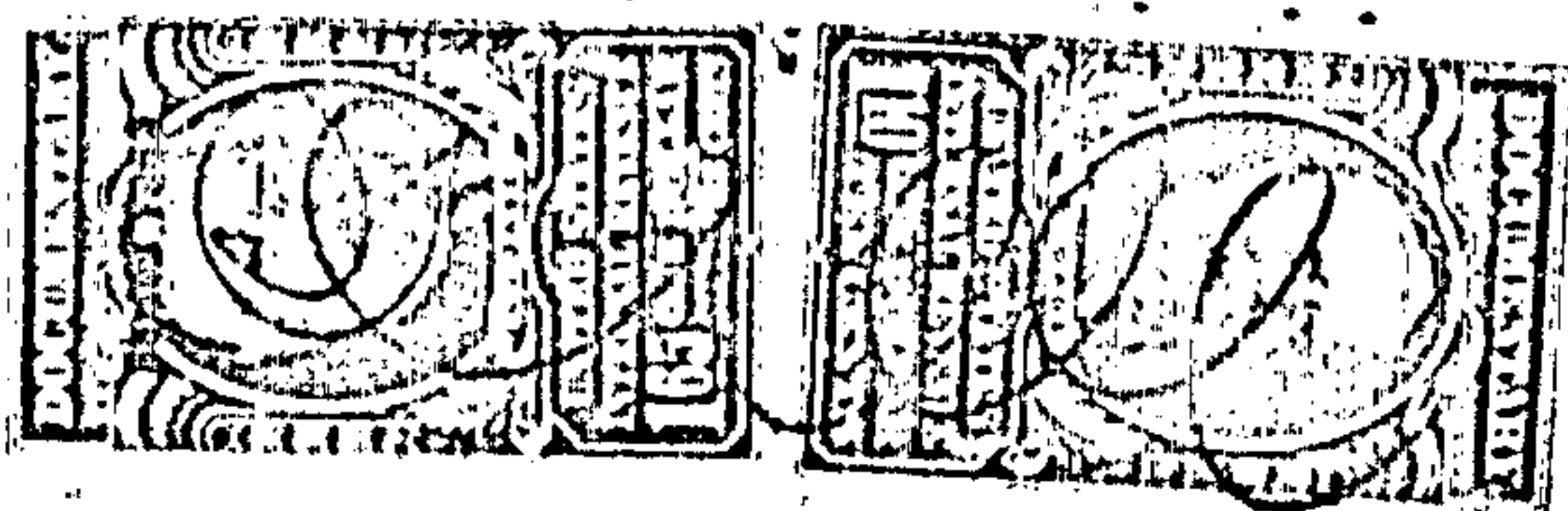
heirs, assigns and successors forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Samuel Allen Price, his

heirs, assigns and successors, 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 Samuel Allen Price his heirs, assigns and successors forever, against the lawful claims of all persons.

In Witness Whereof, we have each hereunto set our hand and seal, this 19th day of December, 1962.



Edward James Parker Seal
Sandra A. Parker Seal

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ACKNOWLEDGMENTS

State Of ALABAMA  
SHELBY County

I, Oliver P. Head, a Notary Public in and for said County, in said State, hereby certify that Edward James Parker and wife, Saundra A. Parker, 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 December, 1962.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 4 P 22  
12-19 1962  
RECORDED & \$ 1.75 TAX  
& DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

*[Signature]*  
As Notary Public.

State Of  
*Conrad Shelby Faulstich*  
JUDGE OF PROBATE

I, a Notary Public in and for said County, in said State, do hereby certify that on the day of 19, came before me the within named

known to me to be the wife of the within named

who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the day of

As Notary Public.

State Of  
County

I, a Notary Public in and for said County, in said State, hereby certify that, a subscribing witness to the foregoing conveyance, known to me, appeared before me on this day, and being sworn, stated that, the grantor, voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the day the same bears date; that attested the same in the presence of the grantor, and of the other witness, and that such other witness subscribed name as a witness in presence.

Given under my hand and official seal this day of

As Notary Public.

Mail to: S. Allen Price  
1536 Montgomery Highway  
B'ham 16, Ala.  
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TO

Warranty Deed

State of Alabama  
County

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 recorded in Vol. of Deeds, at page, and examined.

Judge of Probate.

*2.75*  
*2.50*  
*1.45*  
*6.70*