

State of Alabama

SHELBY COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of Seven Hundred Fifty and no/100 DOLLARS and Subject to that mortgage recorded in Volume 278, Page 818, in the Probate Office of Shelby County, Alabama, balance being \$3,000.00. to the undersigned grantor Harold Welton Peak and wife, Joy Bethea Peak

in hand paid by Olshan Realty Company, Inc.

the receipt whereof is acknowledged we the said Harold Welton Peak and wife, Joy Bethea Peak

do grant, bargain, sell and convey unto the said Olshan Realty Company, Inc.



the following described real estate, situated in Shelby County, Alabama,

to-wit: A part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West described as follows: Begin at the Southwest corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 31 and run North along the West line of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 671.65 feet to Southwest corner of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence 90 deg. 04' to right in an Easterly direction along the South line of said ~~1-4-4~~ Section a distance of 159.61 feet to point in center line of a 20 foot wide chert road; said point being point of beginning; thence continuing in an Easterly direction along the last described course a distance of 504.91 feet to Southeast corner of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence 90 deg. 04' to left in a Northerly direction along the East line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 348.65 feet to a point; thence 72 deg. 55' to left in a Northwesterly direction a distance of 163.03 feet to center line of a 20 foot wide chert road; thence 73 deg. 00' to left in a Southwesterly direction along center line of the 20 foot wide chert road a distance of 197.01 feet to point of curve; thence in a curve to the right having a radius of 686.87 feet and a central angle of 16 deg. 34' a distance of 198.60 feet to tangent of said curve; thence in the tangent to said curve in a Southwesterly direction along the center line of the chert road a distance of 136.07 feet to point of beginning. MINERALS AND MINING RIGHTS EXCEPTED; Except that portion of land as set forth in Survey made by Walter Schoel, Jr., Civil Engineer and Land Surveyor, Ala. Reg. No. 3092, said parcel of land being recorded in Book 678, on Page 21, and described as Parcel "C", legally described as follows: A parcel of land situated in the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West more particularly described as follows: Commence at the Southwest corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ and run in a Northerly direction along the West line of said quarter-quarter section a distance of 671.65 feet to a point; thence 90° 04' to the right in an Easterly direction a distance of 664.52 feet to a point; thence 90° 04' to the left in

(CONTINUED ON REVERSE SIDE OF DEED)

TO HAVE AND TO HOLD, To the said Olshan Realty Company, Inc., its successors

~~books~~ and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Olshan Realty Company, Inc., its successors

~~books~~ and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as above stated,

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

Olshan Realty Company, Inc., its successors

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

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

this 18th day of January

1963.

WITNESSES:

Harold H. Peak (Seal.)
Harold Welton Peak

Joy Bethea Peak (Seal.)
Joy Bethea Peak

(Seal.)

RETURN TO:

W. W. Realty &
9 No. 21st

B. W.

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE

CORPORATION

Title Insurance

BIRMINGHAM, ALA.

DEED TAX \$ 1.00

RECORD FEE \$ 1.45

TOTAL \$

2.45

State of ALABAMA

General Acknowledgment

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold Welton Peak and wife, Joy Betha Peak 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 18th day of January A. D., 19 63.

Ruby P. Griffin

Notary Public.
my Comm expires 10/19/66

a Northerly direction a distance of 65.00 feet to the point of beginning; thence continuing along the last described course in a Northerly direction a distance of 283.65 feet to a point; thence 72° 55' to the left in a Northwesterly direction a distance of 163.03 feet to a point in the centerline of a paved road; thence 73° 00' to the left in a Southwesterly direction a distance of 197.01 feet to the Point of Curve (P. C.) of a curve to the right, having a radius of 686.87 feet and a central angle of 4° 58' 38"; thence along the arc of said curve in a Southwesterly direction a distance of 59.67 feet to a point; thence 107° 21' to the left in a Southeasterly direction a distance of 324.98 feet to the point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1-23-63
RECORDED & \$ MTG. TAX
& \$ DEED TAX HAS BEEN
PD, ON THIS INSTRUMENT.

Conrad M. Decker
JUDGE OF PROBATE

11 FEB 4 1963