

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE HUNDRED and NO/100 - - - DOLLARS and execution of purchase money mortgage in amount of \$1,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

ANNIE R. CRUMLEY and husband, J. O. CRUMLEY, SR.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

STEVE RUSSO

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of SW¹/₄ of SW¹/₄ of Section 28, Township 19 South, Range 2 West; thence run Westerly and along the South line of said quarter-quarter section a distance of 76.14 feet; thence 132 degrees 21' to the right a distance of 52.96 feet; thence 11 degrees 30' 15" to the left a distance of 54.73 feet; thence 76 degrees 42' to the left for 225.95 feet; thence 30 degrees 44' to the right a distance of 71.63 feet; thence 10 degrees 02' 30" to the right a distance of 88.52 ft; thence left 184.60 ft; thence 27 degrees 56' to the left a distance of 23.52 feet; thence 84 degrees 10' 45" to the left 27 feet, more or less, to the center of Cahaba Valley Creek, said point being the point of beginning of the Southerly Right of Way line of the following described 50 foot right of way for a road; thence continue along the last described course 590 feet, more or less, to a point 44.08 feet from the Easterly Right of Way line of Indian Trail Road; thence 104 degrees 30' 30" to the right a distance of 51.64 feet to the Northerly right of way line of said 50 foot right of way for a road; thence 75 degrees 29' 30" to the right and parallel with said Southerly boundary line of said 50 foot right of way for a road, 575 feet, more or less, to the Center line of said Cahaba Valley Creek; thence southeasterly along the Center line of said creek to the point of beginning.

Said tract shall be dedicated for a road for public use when said purchase money mortgage has been paid in full.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 25th day of February, 1964.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 3/14/64

RECORDED & PAID TAX
& S. 2000 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Corcoran M. Jaulen
JUDGE OF PROBATE

(SEAL)

Annie R. Crumley
(Annie R. Crumley)

(SEAL)

(SEAL)

J. O. Crumley, Sr.
(J. O. Crumley, Sr.)

(SEAL)

(SEAL)

(Seal)

(SEAL)

STATE OF Alabama

Jefferson

COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Annie R. Crumley and husband, J. O. Crumley, Sr.

whose name(s) 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 25th day of February, A.D. 1964.

Margaret Scroggs
Notary Public

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