

3

2499.04

5768

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Hundred and No/100 Dollars (\$100.00) and other valuable consideration in hand paid by SOUTHERN MANAGEMENT CORPORATION OF DELAWARE, a Delaware corporation, to FRED A. CARNELL, the receipt of which is hereby acknowledged, and the assumption by Southern Management Corporation of Delaware of the indebtedness secured by the mortgages hereinafter referred to, the said Fred A. Carnell and wife, Emma T. Carnell, do grant, bargain, sell and convey unto Southern Management Corporation of Delaware the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL ONE

A tract of land in the SW-1/4 of the NE-1/4, the SE-1/4 of the NE-1/4 and the NW-1/4 of the SE-1/4 of Section 28, Township 19 South, Range 2 West, in Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of said NW-1/4 of SE-1/4; thence North along the West line of the SW-1/4 of NE-1/4 385.27 feet, more or less, to an intersection with the Southerly Right-of-way line of the Cahaba Valley Road: thence 58 degrees 14 minutes to the right and Northeasterly along said Southerly right-of-way line, as determined by existing paving, 222.53 feet to the point of curve curving to the right, said curve having a radius of 5727.78 feet and subtending a central angle of 0 degrees 04 minutes 32 seconds; thence along the arc of said curve 7.55 feet to the point of beginning of the tract of land herein described; thence 107 degrees 19 minutes 28 seconds to the right from the tangent to said curve at the last above-described point and Southeasterly 443.49 feet to a point; thence 5 degrees 02 minutes 30 seconds to the right and Southeasterly 520.00 feet; thence 43 degrees 30 minutes to the left and Southeasterly 117 feet, more or less, to the center of Cahaba Valley Creek; thence in a generally Northeasterly direction along the center line of said Cahaba Valley Creek 960 feet, more or less, to the intersection with the East line of the NW-1/4 of the SE-1/4

thence Northerly along said East line 80 feet, more or less, to the Northeast corner of said NW-1/4 of SE-1/4; thence 93 degrees 04 minutes 20 seconds to the right and Easterly along the South line of the SE-1/4 of the NE-1/4 408 feet, more or less, to the center line of said Cahaba Valley Creek; thence Northeasterly along said center line 41 feet, more or less, to the intersection with the Easterly boundary of this property as fixed by the attached map, which is made a part hereof and marked Exhibit A; thence Northwesterly along said Easterly boundary 1223 feet, more or less, to the intersection with the Southerly right-of-way line of the Cahaba Valley Road, as determined by the existing paving, said intersection being a point on a curve of said Southerly Right-of-way line, the tangent to which, at said intersection, forms an angle to the left of 78 degrees 01 minutes 34 seconds with the above-described easterly boundary; thence Southwesterly along the arc of said curve 514.59 feet; thence 90 degrees 11 minutes 35 seconds to the left from the tangent to said curve at said point and Southeasterly 321.90 feet; thence 89 degrees 30 minutes to the right and Southwesterly 436.23 feet; thence 91 degrees 52 minutes to the right and Northwesterly 311.16 feet to the intersection with the southerly right-of-way line of the Cahaba Valley Road, said intersection being a point on a curve of said Southerly Right-of-way line, the tangent to which, at said intersection, forms an angle to the left of 95 degrees 28 minutes with the last above-described line; thence along the arc of said curve 47.43 feet, more or less, to the point of beginning of the tract of land herein described, TOGETHER WITH those rights and privileges, if any, and subject to the restrictions and limitations which may be still outstanding by virtue of the instruments recorded in Volume 175 at Pages 36, 39 and 220, Volume 187 at Page 326 and Volume 199 at Page 53 of the Shelby County Probate Records, as amended by instrument recorded in Volume 202 at Page 30 of the Shelby County Probate Records, and subject to the easements granted to Alabama Power Company recorded in Volumes 101, 112 and 124 at Pages 527, 510 and 476, respectively, of the Shelby County Probate Records and the rights-of-way in favor of Shelby County, Alabama recorded in Volume 135 at Pages 14 and 16 of said Probate Records.

PARCEL TWO

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

BOOK 231 PAGE 600

For starting point go North from the Southeast corner of the SE-1/4 of the NE-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 degrees 30 minutes and go a distance of 55.30 feet; thence turn an angle of 3 degrees 00 minutes to the right and go a distance of 173.40 feet; thence turn an angle to the right of 56 degrees 30 minutes 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 degrees 45 minutes and go a distance of 48.00 feet; thence turn an angle to the left of 6 degrees 47 minutes 20 seconds and go a distance of 157.20 feet; thence turn an angle to the left of 76 degrees 34 minutes 24 seconds and go a distance of 110.70 feet; thence turn an angle to the left of 8 degrees 00 minutes and go a distance of 126.00 feet; thence turn an angle to the right of 39 degrees 00 minutes and go a distance of 103.30 feet; thence turn an angle to the left of 13 degrees 00 minutes and go a distance of 51.60 feet; thence turn an angle to the right of 52 degrees 30 minutes and go a distance of 69.20 feet; thence turn an angle to the left of 33 degrees 20 minutes and go a distance of 300.60 feet; thence turn to the right an angle of 27 degrees 40 minutes 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 degrees 24 minutes 40 seconds 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 degrees 58 minutes 26 seconds 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-1/4 of NE-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 degrees 03 minutes 45 seconds to the left and Northerly along the East line of said quarter-quarter section a distance of 531.40 feet; thence 136 degrees 30 minutes to the left and Southwesterly a distance of 55.30 feet; thence 3 degrees 00 minutes to the right and Southwesterly a distance of 173.40 feet; thence 56 degrees 30 minutes to the right and Westerly 69.5 feet, more or less, to the point of beginning; TOGETHER WITH those rights and privileges, if any, and subject to the restrictions and limitations which may be still outstanding by virtue of the instruments recorded in Volume 175 at Pages 36, 39 and 220, Volume 187 at Page 326 and Volume 199 at Page 53 of the Shelby County Probate Records, as amended by instrument recorded in Volume 202 at Page 30 of the Shelby County Probate Records, and subject to the easements granted to Alabama Power Company recorded

in Volumes 101, 112 and 124 at Pages 527, 510 and 476, respectively, of the Shelby County Probate Records and the rights-of-way in favor of Shelby County, Alabama recorded in Volume 135 at Pages 14 and 16 of said Probate Records.

PARCEL THREE

A part of the NW-1/4 of the SE-1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, said part being more particularly described as follows: From the Northwest corner of said NW-1/4 of SE-1/4, looking South along the quarter-quarter section line, turn an angle to the left of 104 degrees 06 minutes and run in a Northeasterly direction for 315.16 feet; thence turn right 94 degrees 46 minutes 30 seconds and Southerly for 520.0 feet; thence left 43 degrees 30 minutes and Southeasterly direction for 117 feet to the center of a creek for a point of beginning; thence turn an angle of 180 degrees and run Northwesterly for 117 feet; thence left 157 degrees 08 minutes 50 seconds and Southeasterly for 179.96 feet to the center of the creek; thence left 1 degree 58 minutes for 55.64 feet; thence right 16 degrees 34 minutes for 745.11 feet to the South line of said NW-1/4 of SE-1/4; thence East along said South line to the Southeast corner of said NW-1/4 of SE-1/4; thence North along the East line of said NW-1/4 of SE-1/4 to the center of the creek; thence West-erly and Southwesterly along said creek center line, to the point of beginning, containing 18 acres, more or less, TOGETHER WITH the rights and privileges contained in that certain agreement between the grantor and Margaret Bush dated July 18, 1962, and recorded in the Probate office of Shelby County, Alabama, and those rights and privileges, if any, and subject to the restrictions and limitations which may be still outstanding by virtue of the instruments recorded in Volume 175 at Pages 36, 39 and 220, Volume 187 at Page 326 and Volume 199 at Page 53 of the Shelby County Probate Records, as amended by instrument recorded in Volume 202 at Page 30 of the Shelby County Probate Records, and subject to easements to Alabama Power Company recorded in Deed Books 101, 112 and 124 at Pages 527, 510 and 476, respectively of the aforesaid records.

PARCEL FOUR

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 1/4 of the NE-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 degrees 36 minutes; 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 degrees 28 minutes and proceed in a southeasterly direction 311.16 feet to a point; thence turn an angle to the left of 91 degrees 52 minutes and proceed in a northeasterly direction a distance of 436.23 feet to a point; thence turn an angle of 89 degrees 30 minutes 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 the rights and privileges reserved by Bessie Mussey in that certain agreement between the grantor and Bessie Mussey dated October 18, 1962, and recorded in the Probate Office of Shelby County, Alabama; and TOGETHER WITH those rights and privileges, if any, and SUBJECT TO the restrictions and limitations which may be still outstanding by virtue of the instruments recorded in Volume 175 at Pages 36, 39 and 220, Volume 187 at Page 326 and Volume 199 at Page 53 of the Shelby County Probate Records, as amended by instrument recorded in Volume 202 at page 30 of the Shelby County Probate Records, and subject to the easements granted to Alabama Power Company recorded in Volumes 101, 112 and 124 at Pages 527, 510 and 476, respectively, of the Shelby County Probate Records and the rights-of-way in favor of Shelby County, Alabama, recorded in Volume 135 at Pages 14 and 16 of said Probate Records.

PARCEL ONE above is conveyed subject to that certain mortgage from grantor to Bessie Mussey recorded in Volume 260 at Page 287 of the Shelby County Probate Records. PARCEL FOUR is conveyed subject to that certain mortgage from grantor to Bessie Mussey recorded in Volume 279 at Page 724 of said records and all four parcels are conveyed subject to that certain mortgage recorded in Volume 283 at Page 63 of said Probate Records.

TO HAVE AND TO HOLD unto the said Southern Management Corporation of Delaware, its successors and assigns, forever.

AND we do for ourselves and for our heirs, executors and administrators, covenant with the said Southern Management Corporation of Delaware, its successors and assigns, that we are lawfully seized in fee simple of said premises;

that they are free from all encumbrances, except as afore-
said, and the lien for ad valorem taxes for the current
tax year, which the grantee assumes and agrees to pay; that
we have a good right to sell and convey the same as afore-
said; and we will, and our heirs, executors and administra-
tors shall, warrant and defend the same to the said Southern
Management Corporation of Delaware, its successors and as-
signs forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our
hands and seals this 31st day of July, 1964.

Fred A. Carnell (L.S.)

Emma T. Carnell (L.S.)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Juan M. Branda, a Notary Pub-
lic in and for said County, in said State, hereby certify
that Fred A. Carnell and wife, Emma T. Carnell, whose names
are signed to the foregoing conveyance, and who are known
to me, acknowledged before me on this day, that, being in-
formed of the contents of this conveyance, they executed
the same voluntarily on the day the same bears date.

Given under my hand and seal, this 31st day of
July, 1964.

Juan M. Branda
Notary Public

Notary Public Alabama State at Large
My Commission Expires March 12, 1968

[NOTARIAL SEAL]

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/1/64
RECORDED & \$35.00 HAS BEEN
PD. ON THIS INSTRUMENT.

C. M. Decker
JUDGE OF PROBATE