

2182

STATE OF ALABAMA)  
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand and No/100 (\$15,000.00) DOLLARS, to the undersigned grantor, Viva Chumbler Broker, Inc., a corporation, in hand paid by Melina Fiorella, Norman Mizerany and Mike Mizerany, the receipt of which is hereby acknowledged, the said Viva Chumbler Broker, Inc. does by these presents, grant, bargain, sell and convey unto the said Melina Fiorella an undivided one-third interest, Norman Mizerany an undivided one-third interest and Mike Mizerany an undivided one-third interest the following described real estate situated in Shelby County, Alabama:

A part of the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the S $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , all in Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, said part being more particularly described as follows: Beginning at the SE corner of said S $\frac{1}{2}$  of SW $\frac{1}{4}$ , run thence North along the East line thereof for 1241.49 feet to a point in the center of a public road, thence westerly along the meanderings of said public road to its intersection with the north line of said S $\frac{1}{2}$  of SW $\frac{1}{4}$ , said meanderings being further described as follows: from the point in the center of the public road thus obtained, turn left 97 deg. 02' for 82.20 feet, thence right 4 deg. 07' for 117.78 feet, thence left 30 deg. 37' for 135.73 feet, thence right 22 deg. 27' for 214.70 feet, thence right 19 deg. 10' for 169.80 feet, thence right 42 deg. 21' for 140.66 feet, thence left 23 deg. 42' for 43.85 feet, thence right 56 deg. 12' for 19.10 feet more or less, to said north line of said S $\frac{1}{2}$  of SW $\frac{1}{4}$ ; thence West along said north line to the NW corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  thence north along the East line of the S $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  for 38.20 feet to a point in the center of a public road, thence left 77 deg. 17' and along the center of said road for 292.5 feet, thence left 5 deg. 49' and along the center of said road for 278.7 feet to an intersection with the center line of a paved county road, thence left 76 deg. 48' and along said paved county road for 264.65 feet thence right 5 deg. 54' and along said paved county road for 231.63 feet, thence right 5 deg. 16' and along said paved county road for 251.58 feet, thence right 1 deg. 59' and along said paved county road for 499.4 feet more or less, to an intersection with the north line of a four acre tract located in the SW corner of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , thence East along the North line of said four acre tract for 332.6 feet more or less, to NE corner thereof, thence South along the East line of said four acre tract to the South line of said Section 18, thence East 2285.20 feet more or less, to the point of beginning, containing 69.6 acres, more or less, subject to existing rights of way for the public roads and the gas pipe line.

Subject to taxes for the current year, easement in Deed Book 112, Page 341 to Plantation Pipe Line Company, easement to Alabama Power Company in Volume 127, Page 395, easement to Shelby County, Alabama, in Volume 202, Page 448, all recorded in the Office of the Judge of Probate of Shelby County, Alabama, easements and public ways that may exist by use.

TO HAVE AND TO HOLD, to the said Melina Fiorella, Norman Mizerany and Mike Mizerany, their heirs and assigns forever.

And said Viva Chumbler Broker, Inc. does for itself, its successors and assigns, covenant with said Melina Fiorella, Norman Mizerany and Mike Mizerany, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Melina Fiorella, Norman Mizerany and Mike Mizerany, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Viva Chumbler Broker, Inc. by its President, Viva Chumbler, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24 day of February, 1965.

VIVA CHUMBLER BROKER, INC.

By Viva Chumbler  
President

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Viva Chumbler, whose name as President of Viva Chumbler Broker, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 24 day of February, 1965.

[Signature]  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 3 PM  
2/25/65  
RECORDED & 5.00 TAX  
& \$6.00 TAXES BEEN  
PD. ON THIS INSTRUMENT.

[Signature]  
JUDGE OF PROBATE

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