

2968

for 9000.00
see mtg 2/18
page 509

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Nine Thousand and no/100 Dollars and execution of purchase money mortgage, to the undersigned Grantors, Steve Russo and wife Julia Early Russo, in hand paid by Mrs. Julia W. Barber, the receipt whereof is acknowledged, we, the said Steve Russo and wife Julia Early Russo, do grant, bargain, sell and convey unto the said Mrs. Julia W. Barber the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land in the W $\frac{1}{2}$ of Section 28, Township 19 South Range 2 West in Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the W $\frac{1}{2}$ of Section 28, thence Westerly along the south line of said Section 28 a distance of 590.00 feet to the point of beginning of the tract of land herein described, thence 86 degrees 45' 15" to the right and northerly and parallel to the east line of said W $\frac{1}{2}$ of Section 28, 2417.00 feet; thence 58 degrees 44' to the right and northeasterly 282.85 feet; thence 90 degrees 00' to the left and northwesterly 178.35 feet to the southerly right of way line of the Cahaba Valley Road; thence 90 degrees 29' to the left and southwesterly along said southerly right of way line 667.07 feet to the northeast corner of that certain tract of land conveyed to Hubert K. and Dorothy Christine Joiner by deed recorded in Deed Book 176 on page 192, in the Office of the Judge of Probate of Shelby County, Alabama, thence 90 degrees 00' to the left and southeasterly along the easterly line of said tract of land 210.00 feet, thence 90 degrees 00' to the right and southwesterly 210.00 feet to the southwest corner of the above described tract of land; thence continue southwesterly along the last above described course and along the southerly line of that certain tract of land conveyed to Bruce Bailey by deed recorded in Deed Book 169, on page 391, in the Office of the Judge of Probate of Shelby County, Alabama, 312.19 feet to the intersection with an old fence line; thence 90 degrees 46' to the left and southeasterly along said fence line 176.41 feet; thence 2 degrees 17' 30" left and southeasterly along said fence line 99.86 feet; thence 6 degrees 35' 20" left and southeasterly along said fence line 156.84 feet, thence 6 degrees 34' right and southeasterly along said fence line 290 feet, more or less, to the center line of the Cahaba Valley Creek; thence Westerly, southwesterly and southerly along the center line of said Cahaba Valley Creek as fixed and shown by Map dated October 23rd, 1958, made by Shepard, Winters and Hennessey in September 1958 to an intersection with the south line of Section 28, Township 19 South Range 2 West, thence Easterly along the south line of said Section 28, a distance of 815 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

The Property herein described is the same property described in Deed recorded in Volume 210, Page 65 from James Roy Moncus and wife, Gladys McCain Moncus to Steve Russo and Julia Early Russo.

EXCEPT

A tract in the northeast corner of the above described property, which excepted tract is particularly described as follows: Commence at a point 590 feet west of the southeast corner of the W $\frac{1}{2}$ of Section 28, Township 19 South Range 2 West, thence north 2417 feet to the point of beginning of the excepted tract, thence 58 degrees 44' right 282.85 feet, thence 90 degrees 00' left 178.35 feet to the southerly right of way line of the Cahaba Valley Road; thence 90 degrees 29' to the left and southwesterly along said southerly right of way line 282.85 feet, thence southeasterly in a direct line 175.96 feet to point of beginning of the excepted tract.

Together with all the right, title, interest and claim of Grantors in and to a 50 foot road right of way connecting the West Boundary of above described property with Public Road known as Indian Trail Road as described in Deeds recorded in Deed Book 229 at pages 696 and 697.

Subject to 1966 taxes.

TO HAVE AND TO HOLD, To the said Mrs. Julia W. Barber, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said Mrs. Julia W. Barber, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except 1966 taxes, 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 Mrs. Julia W. Barber, her heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals on this 31st day of January 1966.

Steve Russo
Steve Russo
Julia E. Russo
Julia Early Russo

THE STATE OF ALABAMA

JEFFERSON COUNTY

I, James R. Downey, Jr., a Notary Public in and for said County, in said State, hereby certify that Steve Russo and wife Julia Early Russo, 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.

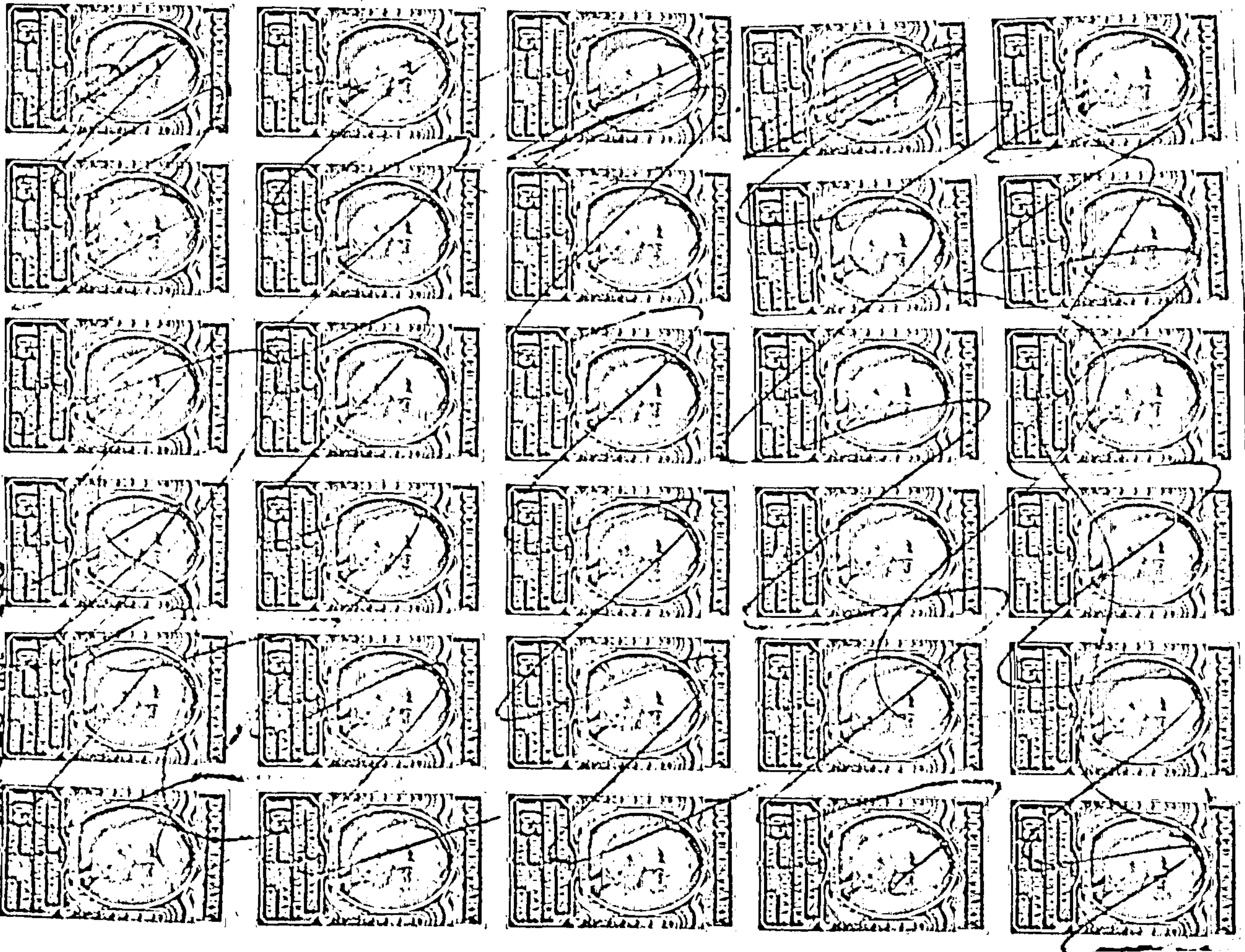
Given under my hand and official seal this

31st day of January 1966.

James R. Downey, Jr.
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1/31/66
RECORDED & INDEXED
& SET OFF TO THE
ED. ON THIS INSTRUMENT

Conrad M. ...
JUDGE OF PROBATE



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