

11692

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, R. W. Bain, a widower, Annie Bain, a single woman; Samuel F. Bain, a widower; Lois Eaton Stiff and husband, Bob Stiff; Virginia Eaton Palin and husband, Marion Palin; Paul Eaton, a single man (herein referred to as grantors) do grant, bargain, sell and convey unto C. E. Dickey and wife, HESSIE MAE DICKEY (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 25, Township 19 South, Range 3 West, described as follows: Begin at the SW corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section and run North along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 715.25 feet; thence 81° 26' right 6.30 feet; thence 57° 22' left 358.37 feet; thence 20° 36' right 388.72 feet to North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence 46° 15' right Easterly along said North line 232.54 feet to the NE corner of the W $\frac{1}{2}$ of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence 89° 05' right along the East line of said W $\frac{1}{2}$, 392.64 feet to the centerline of a driveway; thence 65° 01' right along said driveway 126.3 feet; thence 13° 49' left continuing along said driveway 236.28 feet; thence 21° 53' left, continuing along said driveway 143.50 feet to a point that is 290 feet East of the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence 29° 17' left parallel to said West line 240.8 feet; thence 104° 41' left Northeasterly 380.78 feet to the East line of the W $\frac{1}{2}$ of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence Southerly along said East line 462 feet to the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence Westerly along said $\frac{1}{4}$ $\frac{1}{4}$ line 658.65 feet to point of beginning, EXCEPTING Highway right of way.
MINERALS AND MINING RIGHTS EXCEPTED.

A part of the NE $\frac{1}{4}$ of Section 26, Township 19 South, Range 3 West, described as follows: Commence at the NE corner of Section 26 and run South along East line for 611.25 feet to point of beginning; thence an angle to right of 81° 26' for 283.5 feet; thence an angle to left of 25° 50' for 954.75 feet; thence an angle to right of 93° 03' for 287.7 feet; thence an angle to left of 92° 22' for 311.3 feet; thence an angle to left of 6° 05' for 329.65 feet; thence an angle to right of 19° 07' for 275 feet to center line of Cahaba River; thence in a Southeasterly direction along the center line of said river to a point on the South line of the NE $\frac{1}{4}$ of Section 26, which point is 75 feet West of the SW corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 26; thence East along the South line of the NE $\frac{1}{4}$ of Section 26 to SW corner of the E $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 26; thence North along W line of the E $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 26, 1327.40 feet to NW corner of said 20 acres; thence East along North line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ 660.10 feet to NE corner; thence North along East line of Section 26, 715.25 feet to point of beginning, EXCEPTING the following described tract; Commence at the NE corner of Section 26, Township 19 South, Range 3 West; thence South along the East line of said Section 611.25 feet; thence an angle of 81° 26' right for 283.5 feet; thence an angle to left of 25° 50' for 455.25 feet to point of beginning of tract of land herein excepted; thence continue along last mentioned course 543.2 feet; thence 73° 15' left 407.7 feet; thence 104° 30' left 244.0 feet; thence 7° 45' left 304.8 feet; thence 67° 30' left 387.4 feet to point of beginning of tract of land herein excepted.
MINERAL AND MINING RIGHTS EXCEPTED.

There is excepted from the property herein conveyed six acres more or less presently owned by Grantors Annie Bain and S. F. Bain, which was conveyed to them by deed dated July 31, 1962, and recorded in Deed Book 221, page 569, in the Probate Records of Shelby County, Alabama, being the same property described in that certain deed in favor of S. F. Bain dated October 14, 1960, and recorded in Deed Book 212, page 285, in said Records.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 GRANTEES, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19 day of Sept., 1968.

R. W. Bain (SEAL)
R. W. Bain

Annie Bain (SEAL)
Annie Bain

Samuel F. Bain (SEAL)
Samuel F. Bain

Lois Eaton Stiff (SEAL)
Lois Eaton Stiff

Bob Stiff (SEAL)
Bob Stiff

Virginia Eaton Palin (SEAL)
Virginia Eaton Palin

Marion Palin (SEAL)
Marion Palin

Paul Eaton (SEAL)
Paul Eaton

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
INSTRUMENT NO. 1000
Dec 7 1968
1968 SEP 26 PM 3:30
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Comes of the Court
JUDGE OF THE COURT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. W. Bain, Annie Bain, Samuel F. Bain, Lois Eaton Stiff, Bob Stiff, Virginia Eaton Palin, Marion Palin, Paul Eaton 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 19 day of Sept., 1968.

Oscar Harris
Notary Public

BOOK 253 071