

3291

The State of Alabama, }  
SHELBY COUNTY, }

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of One Hundred Thousand and No/100 Dollars and other properties -----

to the undersigned grantor N. H. Waters, Jr. and wife, Elaine C. Waters

in hand paid by Scott Properties, Inc.

the receipt whereof is acknowledged we the said N. H. Waters, Jr. and wife, Elaine C. Waters

do grant, bargain, sell and convey unto the said Scott Properties, Inc.

the following described real estate, to-wit:

A tract of land in Section 29, Township 22 South, Range 3 West, and in Sections 4 and 5, Township 24 North, Range 12 East, being that certain tract or parcel of land known as the Morgan Place near Montevallo in Shelby County, Alabama, and containing 391.5347 acres, together with all buildings, fences and timber thereon, subject to grants, easements and rights of way of record; said tract of land being more particularly described in Exhibit "A" attached hereto and consisting of 6 pages.

Anything herein to the contrary notwithstanding, the Grantor does not warrant title to the Real Estate granted to the Grantee herein, but only grants to them such right, title and interest as the Grantor owns and has the legal right to grant and convey.

situated in Shelby County, Alabama.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

In Witness Whereof, we have hereunto set our hands and seals, this 7th day of July, 1969.

WITNESSES:

N. H. Waters Jr. (Seal)  
Elaine C. Waters (Seal)  
(Seal)  
(Seal)

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This instrument prepared by: Mrs. Jerry M. Estell  
Waters Enterprises  
4 Office Park Circle  
Birmingham, Alabama



THE STATE OF ALABAMA,

SHELBY

County

I, the undersigned

a Notary Public

in and for said County, in said State, hereby

certify that N. H. Waters, Jr. and wife Elaine C. Waters

whose name 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 this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this

9th

day of

July

A. D. 19 69

Martha B. Jones

THE STATE OF ALABAMA,

County

a in and for said County, in said State, hereby certify that

a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that the Grantor voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the day the same bears date; that attested the same in the presence of the Grantor, and of the other witness, and that such other witness subscribed name as a witness in presence.

Given under my hand, this

day of

A. D. 19

THE STATE OF ALABAMA,

JEFFERSON

County

I, the undersigned

a Notary Public

in and for said County, in said State, hereby

certify that on the 9th day of July, 1969, I came before me the within named Elaine C. Waters, whose name 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, she executed the same voluntarily on the day the same bears date. to be the wife of the within named N. H. Waters, Jr. who, being examined separate and apart from the husband, touching her signature to the within

Deed

acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

In witness whereof, I hereunto set my hand, this 9th day of July, A. D. 19 69. Given under my hand and official seal

Jerry M. Estelle

My Commission Expires December 16, 1970

Deed, Statutory Warranty

THE STATE OF ALABAMA

County

I,

Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for

registration in this office on the

day of

in Vol

Records of Deeds,

Pages on the

days of

19

Judge of Probate.

Recording Fee, \$

State Tax \$

PRINTED AND FOR SALE BY LAC SMITH STATIONERY CO., S.W.A.R.



A tract of land in Section 29, Township 22 South, Range 3 West, and in Sections 4 and 5, Township 24 North, Range 12 East, more particularly described as follows:

Beginning at the NW corner of Section 29, Township 22 South, Range 3 West, thence East along the North line of said Section 29 a distance of 5002.74 feet to a point on an old fence line, said point being 240.13 feet West of the N.E. corner of said Section 29; thence 102 degrees 30 minutes to the right in a southwesterly direction along an old fence line a distance of 128.59 feet to a point; thence 38 degrees 54 minutes to the right in a southwesterly direction and continuing along said old fence line a distance of 86.96 feet to a point; thence 41 degrees 48 minutes 30 seconds to the left in a southwesterly direction and continuing along said old fence line a distance of 164.15 feet to a point; thence 22 degrees 22 minutes to the right in a southwesterly direction and continuing along said old fence line a distance of 37.30 feet to a point; thence 12 degrees 37 minutes to the left in a southwesterly direction and continuing along said old fence line a distance of 220.20 feet to a point on the South line of Section 29, Township 22 South, Range 3 West, said point being 468.71 feet West of the SE corner and 4765.85 feet East of the SW corner of said Section 29; thence 69 degrees 38 minutes to the right in a westerly direction along the South line of said Section 29 (Freeman Line) a distance of 315.27 feet to the NE corner of the West half of the NE quarter of Section 4, Township 24 North, Range 12 East; thence 90 degrees 49 minutes to the left in a southerly direction along the East line of said West half of the NE quarter a distance of 2065.40 feet to the SE corner of said W half of the NE quarter; thence 89 degrees 58 minutes to the right in a westerly direction along the South line of said West half of the NE quarter a distance of 1234.92 feet to a point on a traverse, said point being 25 feet West of the center line of Shoal Creek (center line of Shoal Creek is property line); thence 73 degrees no minutes to the left in a southwesterly direction along said traverse a distance of 96.40 feet to a point, said point being 40 feet northwesterly of the center line of Shoal Creek; thence 55 degrees 09 minutes to the right in a southwesterly direction along said traverse



a distance of 197.06 feet to a point, said point being 30 feet northwesterly of the center line of Shoal Creek; thence 11 degrees 12 minutes to the left in a southwesterly direction along said traverse a distance of 161.84 feet to a point, said point being 26 feet northwesterly of the center line of Shoal Creek; thence 21 degrees 38 minutes to the left in a southwesterly direction along said traverse a distance of 105.15 feet to a point, said point being 30 feet westerly of the center line of Shoal Creek; thence 49 degrees 03 minutes to the left in a southeasterly direction along said traverse a distance of 89.56 feet to a point, said point being 30 feet southwesterly of the center line of Shoal Creek; thence 56 degrees 19 minutes 30 seconds to the left in a southeasterly direction along said traverse a distance of 178.75 feet to a point, said point being 30 feet westerly of the center line of Shoal Creek; thence 101 degrees 06 minutes 30 seconds to the right in a southwesterly direction along said traverse a distance of 260.15 feet to a point, said point being 28 feet northwesterly of the center line of Shoal Creek; thence 10 degrees 26 minutes to the right in a southwesterly direction along said traverse a distance of 97.68 feet to a point, said point being 26 feet northwesterly of the center line of Shoal Creek; thence 34 degrees 21 minutes to the right in a southwesterly direction along said traverse a distance of 70.65 feet to a point, said point being 30 feet northeasterly of the center line of Shoal Creek; thence 59 degrees 32 minutes to the right in a northwesterly direction along said traverse a distance of 256.15 feet to a point, said point being 27 feet northeasterly of the center line of Shoal Creek; thence 3 degrees 12 minutes to the left in a northwesterly direction along said traverse a distance of 145.16 feet to a point, said point being 26 feet northeasterly of the center line of Shoal Creek; thence 43 degrees 59 minutes to the left in a westerly direction along said traverse a distance of 105.08 feet to a point, said point being 35 feet northwesterly of the center line of Shoal Creek; thence 38 degrees 48 minutes to the left in a southwesterly direction along said traverse a distance of 122.73 feet to a point, said point being 32 feet northwesterly of the center line of Shoal Creek; thence 41 degrees 25 minutes 30 seconds to the left in a southwesterly direction along said traverse a distance of



277.35 feet to a point, said point being 30 feet westerly of the center line of Shoal Creek; thence 20 degrees 16 minutes to the left in a southeasterly direction along said traverse a distance of 130.35 feet to a point, said point being 35 feet southwesterly of the center line of Shoal Creek; thence 28 degrees 03 minutes 30 seconds to the left in a southeasterly direction along said traverse a distance of 160.69 feet to a point, said point being 30 feet southwesterly of the center line of Shoal Creek; thence 20 degrees 42 minutes 30 seconds to the right in a southeasterly direction along said traverse a distance of 86.97 feet to a point, said point being 30 feet northwesterly of the center line of Shoal Creek; thence 66 degrees 20 minutes to the right in a southwesterly direction along said traverse a distance of 142.10 feet to a point, said point being 25 feet northerly of the center line of Shoal Creek; thence 80 degrees 33 minutes to the right in a northwesterly direction along said traverse a distance of 290.66 feet to a point, said point being 32 feet northeasterly of the center line of Shoal Creek; thence 22 degrees 49 minutes to the left in a northwesterly direction along said traverse a distance of 131.74 feet to a point on an old fence line, said point being 23 feet northerly of the center line of Shoal Creek; thence 76 degrees 26 minutes to the right in a northeasterly direction along an old fence line a distance of 286.00 feet to a point; thence 19 degrees 40 minutes to the left in a northwesterly direction and continuing along said old fence line a distance of 185.38 feet to a point; thence 17 degrees 29 minutes 30 seconds to the right in a northerly direction and continuing along said old fence line a distance of 188.34 feet to a point; thence 5 degrees 10 minutes to the left in a northerly direction and continuing along said old fence line a distance of 355.79 feet to a point on the South line of the SW quarter of the NW quarter of Section 4, Township 24 North, Range 12 East, said point being 5.71 feet West of the SE corner of said SW quarter of the NW quarter; thence 87 degrees 30 minutes to the left in a westerly direction along the South line of said SW quarter of the NW quarter a distance of 1312.81 feet to the SW corner of the said SW quarter of the northwest quarter; thence 1 degree 10 minutes to the left in a westerly direction along the South line of the NE quarter of Section 5, Township 24 North, Range 12 East, a distance of 2252.76

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feet to a point on a traverse, said point being 19.5 feet East of the center line of Aldrich Branch (center line of Aldrich Branch is property line); thence 107 degrees 20 minutes to the right in a northeasterly direction along said traverse a distance of 153.21 feet to a point, said point being 17.5 feet easterly of the center line of Aldrich Branch; thence 14 degrees 29 minutes to the left in a northerly direction along said traverse a distance of 75.28 feet to a point, said point being 10.5 feet southerly of the center line of Aldrich Branch; thence 114 degrees 46 minutes 30 seconds to the right in a southeasterly direction along said traverse a distance of 58.84 feet to a point, said point being 15.5 feet southerly of the center line of Aldrich Branch; thence 100 degrees 17 minutes 30 seconds to the left in a north-easterly direction along said traverse a distance of 111.20 feet to a point, said point being 15.5 feet easterly of the center line of Aldrich Branch; thence 30 degrees 39 minutes to the left in a northwesterly direction along said traverse a distance of 145.74 feet to a point, said point being 17.5 feet easterly of the center line of Aldrich Branch; thence 15 degrees 14 minutes to the right in a northerly direction along said traverse a distance of 135.11 feet to a point, said point being 14.5 feet easterly of the center line of Aldrich Branch; thence 21 degrees 34 minutes to the right in a northeasterly direction along said traverse a distance of 49.00 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 15 degrees 33 minutes to the left in a northeasterly direction along said traverse a distance of 223.83 feet to a point, said point being 17.5 feet easterly of the center line of Aldrich Branch; thence 24 degrees 58 minutes to the right in a northeasterly direction along said traverse a distance of 81.62 feet to a point, said point being 17.5 feet easterly of the center line of Aldrich Branch; thence 17 degrees 40 minutes to the left in a northeasterly direction along said traverse a distance of 105.65 feet to a point, said point being 17.5 feet easterly of the center line of Aldrich Branch; thence 56 degrees 42 minutes to the left in a northwesterly direction along said traverse a distance of 165.64 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 63 degrees 56 minutes to the right in a northeasterly direction along said traverse a distance of 88.17 feet to a point, said point being 12.5 feet easterly of the center



line of Aldrich Branch; thence 42 degrees 51 minutes 30 seconds to the left in a northwesterly direction along said traverse a distance of 94.77 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 32 degrees 01 minutes 30 seconds to the right in a northeasterly direction along said traverse a distance of 91.30 feet to a point, said point being 15.5 feet easterly of the center line of Aldrich Branch; thence 42 degrees 13 minutes 30 seconds to the left in a northwesterly direction along said traverse a distance of 151.45 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 33 degrees 57 minutes to the right in a northerly direction along said traverse a distance of 134.88 feet to a point, said point being 19.5 feet easterly of the center line of Aldrich Branch; thence 46 degrees 33 minutes to the left in a northwesterly direction along said traverse a distance of 97.97 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 55 degrees 13 minutes to the right in a northeasterly direction along said traverse a distance of 54.87 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 65 degrees 13 minutes to the left in a northwesterly direction along said traverse a distance of 55.33 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 35 degrees 56 minutes 30 seconds to the right in a northwesterly direction along said traverse a distance of 74.43 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 83 degrees 49 minutes to the right in a northeasterly direction along said traverse a distance of 63.42 feet to a point, said point being 17.5 feet easterly of the center line of Aldrich Branch; thence 78 degrees 07 minutes to the left in a northwesterly direction along said traverse a distance of 294.40 feet to a point on the North line of the NE quarter of Section 5, Township 24 North, Range 12 East, said point being 17.5 feet easterly of the center line of Aldrich Branch, also being 293.19 feet East of the NW corner of said NE quarter, thence 103 degrees 33 minutes 30 seconds to the right in an easterly direction along the North line of said NE quarter (Freeman Line) a distance of 1858.23 feet to the SW corner of Section 29, Township 22 South, Range 3 West, said point being 490.58 feet West of the NE corner of Section 5, Township 24 North, Range 12 East; thence 90 degrees 51 minutes to the left in a

northerly direction along the West line of Section 29, Township 22 South, Range 3 West, a distance of 665.51 feet to the point of beginning. Situated in Shelby County, Alabama, and containing 391.5347 acres, together with all buildings, fences and timber thereon, subject to grants, easements and rights-of-way of record.

It is the purpose and intention of the grantor to convey to the grantee all of the lands known as the Morgan Place near Montevallo, Alabama, whether accurately described or not; and the grantor does also

GRANT, BARGAIN, SELL, REMISE, RELEASE, QUITCLAIM AND CONVEY to the said Scott Properties, Inc. all of his right, title, interest and claim in and to all other lands adjoining or contiguous to the above described tract or parcel of land hereby conveyed to which the grantor has any right, title, interest or claim by conveyance, descent, devise, adverse possession or any other means.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1969 JUL - 9 PM 12:00  
REC. BK. & PAGE AS SHOWN ABOVE  
U.C.C. FILE NUMBER OR  
JUDGE OF PROBATE  
*Conrad H. Fisher*