

7049 See Mtg 313 Page 766
WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and No/100 (\$1.00) Dollar and other good and valuable consideration to the undersigned grantors, Melina Davis and husband, Hugh Davis, in hand paid by the grantee herein, Jack Caddell, the receipt whereof is acknowledged, and the execution by said Jack Caddell of a mortgage in the amount of Fifty Thousand and No/100 (\$50,000.00) Dollars to the said Melina Davis, we the said Melina Davis and husband, Hugh Davis, do grant, bargain, sell and convey unto the said Jack Caddell the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the S 1/2 of the SW 1/4 and the S 1/2 of the NW 1/4 of the SW 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 1/2 of SW 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 1/2 of SW 1/4, said meanderings being further described as follows: from the point in the center of the public road thus obtained, turn left 97° 02' for 82.20 feet, thence right 4° 07' for 117.78 feet; thence left 30° 37' for 135.73 feet, thence right 22° 27' for 214.70 feet, thence right 19° 10' for 169.80 feet, thence right 42° 21' for 140.66 feet, thence left 23° 42' for 43.85 feet, thence right 56° 12' for 19.10 feet more or less, to said north line of said S 1/2 of SW 1/4; thence West along said north line to the NW corner of the SE 1/4 of the SW 1/4; thence north along the East line of the S 1/2 of the NW 1/4 of the SW 1/4 for 38.20 feet to a point in the center of a public road, thence left 77° 17' and along the center of said road for 292.5 feet, thence left 5° 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° 48' and along said paved road for 264.65 feet, thence right 5° 54' and along said paved county road for 231.63 feet, thence right 5° 16' and along said paved county road for 251.58 feet, thence right 1° 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 1/4 of the SW 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 pipeline.

This property is conveyed subject to the following:

- (1) Taxes for the year 1970, a lien but not yet due and payable;
- (2) Easement to Plantation Pipe Line Company, recorded in Deed Book 112, Page 341;
- (3) Easement to Alabama Power Company, recorded in Deed Book 127, Page 395;
- (4) Easement to Shelby County, Alabama, recorded in Deed Book 202, Page 448.

TO HAVE AND TO HOLD to the said grantee, Jack Caddell, and his heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 16th day of April, 1970.

Melina Davis (Seal)
Melina Davis

Hugh Davis (Seal)
Hugh Davis

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melina Davis and husband, Hugh Davis, 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 16th day of April, 1970.

[Signature]
Notary Public

STATE OF ALABAMA
NOTARY PUBLIC
J. B. DAVIS
NOTARY PUBLIC
1970 APR 21 PM 8:47