

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of ONE THOUSAND FIVE HUNDRED AND 00/100 (\$ 1,500.00) - - - - - DOLLARS, in cash, and the assumption of existing mortgages of record in the amount of EIGHTY-TWO THOUSAND SEVEN HUNDRED AND 00/100 (\$ 82,700.00) - - - - - DOLLARS, more or less, to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, M. BURDETTE BATES AND WIFE, ELLEN BEDDOW BATES, herein referred to as grantors, grant, bargain, sell and convey unto JOHN BURDETTE BATES, herein referred to as grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

That part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, Township 19 South, Range 2 East, lying South of the right of way of the A. B. & C. R. R. and described as follows: Begin at the SW corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12 and run East to Coosa River; thence Northerly direction along River to right of way of A. B. & C. R. R.; thence in a Westerly direction along said right of way to point of beginning.

The E $\frac{1}{2}$ of NE $\frac{1}{4}$ and 10 acres across North side of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 13, Township 19 South, Range 2 East.

All that part of the NW $\frac{1}{4}$ of Section 18, Township 19 South, Range 3 East lying South and West of Coosa River.

Also the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 18, Township 19 South, Range 3 East.

Less and except that property conveyed to John Burdette Bates by deed recorded in Deed Book 254, Page 442, more particularly described as follows; Commence at a point on the South boundary line of the SE $\frac{1}{4}$, Section 12, Township 19 South, Range 2 East, where the center line of the Atlantic Coast Line Railroad intersects with said South boundary line and in an Easterly direction along the South boundary line of said SE $\frac{1}{4}$, run a distance of 1183.56 feet; thence turn an angle of 34° 58' to the left for a distance of 176.58 feet, to the Point of Beginning; thence, turn an angle of 84° 19' 33" to the right for a distance of 240.11 feet; thence, turn an angle of 95° 40' 27" to the right for a distance of 290.29 feet; thence turn an angle of 99° 46' 28" to the right for a distance of 242.45 feet; thence turn an angle of 80° 13' 32" to the right for a distance of 225.39 feet, to the Point of Beginning.

Also, excepting approximately 5.5 acres of subject property lying in SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, and E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 13, both in Township 19 South, Range 2 East, and the NW $\frac{1}{4}$ of Section 18, Township 19 South, Range 3 East, being that portion thereof lying below that certain datum plane of 403 feet above mean sea level for a permanent flood easement, and subject to a temporary flood easement of approximately 4 acres of said lands above that certain datum plane of 403 feet above mean sea level and below 408 feet mean sea level, all as conveyed and granted to Alabama Power Co., as fully described in instrument recorded in Deed Book 743, Page 274.

Subject to existing easements for road rights of way granted to John Burdette Bates, by deed recorded in Deed Book 254, Page 442 and also transmission line permits as easements granted to Alabama Power Co. as recorded in Deed Book 226, Page 336, and Deed Book 229, Page 703, and subject to any existing public road right of way.

The land hereby conveyed contains in the aggregate 229 acres, more or less.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all en-

cumbrances, except as 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 10th day of June, 1970.

M. Burdette Bates (SEAL)
M. Burdette Bates

Ellen Beddow Bates (SEAL)
Ellen Beddow Bates

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that M. Burdette Bates and wife, Ellen Beddow Bates, 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 10th day of June, 1970.

Michael M. Mamon (SEAL)
Notary Public

This instrument was prepared by: John Burdette Bates, Attorney at Law
2017-E Avenue F, Birmingham, Alabama

STATE OF ALABAMA
NOTARY PUBLIC
REC. EX. & CLERK AS SHOWN ABOVE
Office of Notary
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