

STATE OF ALABAMA )

SHELBY COUNTY )

1470

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Thirty Five Thousand Six Hundred Forty & no/100 (\$35,640.00) with \$15,000.00 cash on closing and execution of a \$20,640.00 note and purchase money mortgage dated January 22, 1971 given by Basil L. Eckles, Jr., and wife Jean P. Eckles to Evelyn T. Fowler and Birmingham Trust National Bank as Co-Executors under the will of O.O. Fowler, deceased, the receipt of which is hereby acknowledged the said Evelyn T. Fowler and Birmingham Trust National Bank as Co-Executors under the will of O.O. Fowler, deceased, do hereby grant, bargain, sell, and convey unto the said Basil L. Eckles, Jr. and wife, Jean P. Eckles as Joint Tenants with the Right of Survivorship and not as Tenants in Common, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of Sections 3 and 4, Township 19 South, Range 1 West in Shelby County, Alabama, being more particularly described as follows: Commence at the NE corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 4, T $\frac{19}{19}$  South, R 1 West, thence run south along the east line of said Section 4 for 374.44 feet to the point of beginning of the property herein described; thence 92 deg. 54 min. left and run east for 30.04 feet; thence 87 deg. 06 min. left and run North to and along the west line of Lot 19 of Fowler's Lake Estates as recorded in Map Book 3 Page 148 in said Probate Office of Shelby County, Ala. for 159 feet, more or less, to the edge of the water of Fowler's Lake; thence run south-westerly, westerly, northeasterly, northerly and northwesterly and westerly along the meandering line of the edge of the water of said Fowler's Lake for 800 feet, more or less, to the southeast corner of Lot 16 of said Fowler's Lake Estates; thence run westerly along the southerly line of said Lot 16 and said line extended for 185.98 feet to the southwest corner of a 30 foot wide dedicated roadway around said Fowler's Lake; thence 83 deg. 24 min. left and run south for 10-00 feet; thence 43 deg. 06 min. 55 sec. left and run southeasterly for 668.16 feet to the point of beginning. The above described property is subject to a 30 foot wide easement for ingress and egress, said easement being the southwesterly and southerly 30 feet thereof, containing 3.05 acres, more or less.

Subject to existing easements and restrictions.

Situated and lying and being in the County of Shelby and State of Alabama.

TO HAVE AND TO HOLD unto the said Basil L. Eckles, Jr., and wife, Jean P. Eckles, their heirs and assigns forever;

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subject, however, to taxes on said property for the year 1971, which the grantees hereby assume and agree to pay when due.

The within deed is executed by Evelyn T. Fowler and Birmingham Trust National Bank as Co-Executors under the will of O.O. Fowler, deceased, solely in their capacity as Co-Executors and under the powers and authority therein contained, to which reference is made for a description of said powers and authority. It is understood that Birmingham Trust National Bank, in its individual or corporate capacity is not a party hereto and shall not be liable hereunder on any account whatsoever.

IN WITNESS WHEREOF, Evelyn T. Fowler and Birmingham Trust National Bank as Co-Executors under the will of O.O. Fowler, deceased have caused this deed to be executed for them and in their name by WILLIAM T. HAYNIE, JR., its Vice President and Trust Officer who is duly authorized, and Birmingham Trust National Bank's corporate seal to be hereunto affixed on this 22<sup>nd</sup> day of January, 1971.

Evelyn T. Fowler  
Evelyn T. Fowler, and

ATTEST:

J. Daniel Haynie  
Assistant Cashier

BIRMINGHAM TRUST NATIONAL BANK,  
as Co-Trustees under the will of  
O.O. Fowler, deceased.

BY: William T. Haynie Jr.  
Vice President and Trust Officer

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, Frances T. Eggert, a notary public in and for said County in said State, hereby certify that Evelyn T. Fowler 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, acting in her capacity as Co-Executor as aforesaid.

Given under my hand and official seal on this 21<sup>st</sup> day of January, 1971.

Frances T. Eggert  
Notary Public

My Commission Expires January 9, 1974



STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, Edna C. Sewell, a Notary Public in and  
for said County in said State, hereby certify that  
WILLIAM T. HAYNIE, JR., whose name as Vice  
President and Trust Officer of Birmingham Trust National  
Bank, a national banking association acting as Co-Executor  
under the will of O.O. Fowler, deceased, 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, he, as such officer  
and with full authority, executed the same voluntarily  
for and as the act of said association acting in its  
capacity as Co-Executor as aforesaid.

Given under my hand and official seal on this 21  
day of January, 1971.

Edna C. Sewell  
Notary Public

My Commission Expires September 23, 1974

U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE

CLERK OF PROBATE

Consolidated

STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC  
RECEIVED  
JAN 26 PM 5:11  
15:00