

4801

DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS, That

SHELBY COUNTY)

For and in consideration of Six Thousand Three Hundred Eighty & 00/100 (\$6,380.00) Dollars, in hand paid to Merritt Pizitz, a single man, and the execution of a promissory note and purchase money mortgage in the amount of Fifteen Thousand Six Hundred Twenty & 00/100 (\$15,620.00) Dollars by Bessie Goldner, Anita May, and Jeanette Hyatt, the receipt of which are hereby acknowledged, I, the said Merritt Pizitz, a single man, do hereby grant, bargain, sell and convey to the said Bessie Goldner, Anita May, and Jeanette Hyatt, all of my right, title and interest (being an undivided one-fourth interest) in and to the following described real estate situated in Shelby County, Alabama, to-wit:

The W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 1, Township 24, Range 15 East; and also the NE $\frac{1}{4}$ of Section 2, Township 24, Range 15 East, except Flood rights to Alabama Power Company as described in Deed Book 52 on Page 247.

The W $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 2, Township 24, Range 15 East; also SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 2, Township 24, Range 15 East, except 15 acres in SW corner of said forty which was deeded to Richmond Merrell by deed recorded in Deed Book 49, Page 329, in Probate Office of Shelby County, Alabama. Also except that part of said forty acre tract now enclosed in the Bethlehem Cemetery, and 1 acre lying immediately in SE corner of above described land donated to the Bethlehem Cemetery by A. B. Merrell.

Also all that part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ lying South and West of Spring Creek in Section 2, Township 24, Range 15 East containing 18 acres, more or less, except from the above lands all that part of E $\frac{1}{2}$ of SE $\frac{1}{4}$ Section 2, Township 24, Range 15 East that would be covered by or entirely surrounded by waters of Coosa River and its tributaries if backed up 425 feet above a certain datum plane, the same being deeded to Alabama Power Company by A. B. Merrell and wife, under date of January 1, 1913, and recorded in Deed Book 48, Page 539 in the Probate Office of Shelby County, Alabama.

Also except from the above described land a certain tract deeded by R. H. Green and wife, to T. C. Burgess, O. L. Hurtt and J. A. George on March 18th 1930, described as follows: Beginning at a point on the Ft. Williams and Schraders Mill Public Road in Beat 2, Shelby County, Alabama, about 175 yards South of Spring Creek Bridge on said road at the foot of a certain hill which lies East of said road, the same being where said

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road crosses the North Boundary line of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 2, and running along said road in a southerly direction to a point where said road crosses the East boundary line of Section 2, containing 8 acres, more or less; all above in Township 24, Range 15 East.

Also except flood rights over portions of the above described land as described in Deed Book 240, page 144, in the Probate Office of Shelby County, Alabama.

The above described property is conveyed subject to those certain easements granted to Alabama Power Company by instruments recorded in Volume 133, page 234, and Volume 139, page 433, in said Probate Office of Shelby County, Alabama, and that certain easement granted to Shelby County, Alabama, by instrument recorded in Volume 241, page 476, in said Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Bessie Goldner, Anita May, and Jeanette Hyatt, their heirs and assigns forever. I do for myself, my executors and administrators covenant with the said Bessie Goldner, Anita May and Jeanette Hyatt, their heirs and assigns, that I am lawfully seized of an indefeasible estate, in fee simple, in an undivided one-fourth interest in said premises, free from encumbrances done or suffered by me; and that said premises are subject to the said easements hereinabove mentioned. That I have a good right to convey and sell the same as aforesaid. That I will, and my heirs, executors and administrators shall warrant and defend the same to the said Bessie Goldner, Anita May and Jeanette Hyatt, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 1st day of September, 1971.

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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Merritt Pizitz, a single man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1st day of September 1971.

Robert M. MacLeod
Notary Public