6807

OC71-10344

19720114000002240 1/2 $.00
Shelby Cnty Judge of Probate, AL
01/14/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That:

For and in consideration of One Thousand Dollars ($1,000.00) and other valuable consideration, in hand paid to J. Carlton Lee by Bissell Realty, Incorporated, the receipt of which is hereby acknowledged, the said J. Carlton Lee and wife Louise S. Lee (hereinafter called "Grantors") do hereby grant, bargain, sell, and convey unto the said Bissell Realty, Incorporated, (hereinafter called "Grantee"), the following described property, situated in Shelby County, Alabama, to-wit:

Tract No. 5, according to the Survey of D. N. Lee Estate, as recorded in Map Book 3, Page 115, in the Office of the Judge of Probate of Shelby County, Alabama, together with all of Grantors' right, title, and interest in and to that part of the SE 1/4 of Section 29, Township 18 South, Range 1 West, Shelby County, Alabama, lying between the easterly line of said Tract No. 5 and a county road, it being the intention of the Grantors herein to convey to the Grantee approximately 12.87 acres of land described as all that part of the SW 1/4 of the SE 1/4, and that part of the SE 1/4 of the SE 1/4 of Section 29, Township 18 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commencing at the Northeast corner of the said SW 1/4 of the SE 1/4 of Section 29, Township 18 South, Range 1 West; thence along the said North line of said quarter-quarter section in an easterly direction 91.80 feet to the center line of a county road; thence turn right an angle of 25°56'30" and run 399.38 feet along said center line of said road to the point of its intersection with the center line of Valley Road, which is the point of beginning of the parcel herein described; from said last mentioned course, turn an angle of 88°53'30" and proceed along the center line of Valley Road 400 feet to a point; thence turn left an angle of 84° and run 1480 feet, more or less, to the center line of Wyatt Spring Branch; thence turn left and run along the center line of said Branch 400 feet, more or less, to the center line of said county road; thence turn an angle to the left and run along the center line of said county road 1530 feet, more or less, to the point of beginning, subject to easement to Alabama Power Company recorded in Book 216 at Page 623 of said records.

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TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as stated above and current taxes due and payable October 1, 1972; 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, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this the 11th day of January, 1972.

WITNESSES:

J. Carlton Lee
J. Carlton Lee

Louise S. Lee
Louise S. Lee

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Mary H. Allen, a Notary Public in and for said County, in said State, hereby certify that J. Carlton Lee and wife, Louise S. Lee, 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 11th day of January A.D., 1972.

Mary H. Allen
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 JAN 14 AM 10: 14
U.C.C. FILE NUMBER OR
BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

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THIS INSTRUMENT WAS PREPARED BY ROMAINE S. SCOTT, JR.
1500 BROWN MARX BUILDING, BIRMINGHAM, ALABAMA 35203