

## WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY



19720711000034320 1/4 \$ .00  
Shelby Cnty Judge of Probate, AL  
07/11/1972 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 (\$100.00) Dollars and other good and valuable consideration and the assumption by the Grantees herein of the unpaid balance due on that certain mortgage to N.W. Waters, Jr., which is recorded in the Probate Office of Shelby County, Alabama, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, we, Lonnie Russell and Wife, Eleanor A. Russell herein referred to as Grantors, grant, bargain, sell and convey unto Lonnie Russell and Wife, Eleanor A. Russell herein referred to as Grantees, the following described real Estate, situated in Shelby County, Alabama, to-wit:

(The purpose and intent of the Grantors herein is to eliminate and do away with the right of Survivorship heretofore existing as to the following described real property and to vest the title to said real property in the Grantees absolutely, each party taking an undivided one-half interest in and to the said real property.)

PARCEL "A"

A tract of land in Section 29, Township 22 South, Range 3 West, and in Sections 4 and 5, Township 24 North, Range 12 East, more particularly described as follows:

Beginning at the Northwest corner of Section 29, Township 22 South, Range 3 West, thence East along the North line of said Section 29 a distance of 5002.74 feet to a point on an old fence line, said point being 240.13 feet West of the Northeast corner of said Section 29; thence 102 degrees 30 minutes to the right in a southwesterly direction along an old fence line a distance of 128.59 feet to a point; thence 38 degrees 54 min. to the right in a southwesterly direction and continuing along said old fence line a distance of 85.96 feet to a point; thence 71 deg. 48 min. 30 sec. to the left in a southwesterly direction and continuing along said old fence line a distance of 164.15 feet to a point; thence 22 deg. 22 min. to the right in a southwesterly direction and continuing along said old fence line a distance of 37.30 feet to a point; thence 12 deg. 37 min. to the left in a southwesterly direction and continuing along said old fence line a distance of 220.20 feet to a point on the South line of Section 29, Township 22 South, Range 3 West, said point being 468.71 feet West of the Southeast corner and 4765.35 feet East of the Southwest corner of said Section 29; thence 69 deg. 33 min. to the right in a westerly direction along the south line of said Section 29 (freeman line) a distance of 315.27 feet to the Northeast corner of the West half of the Northeast quarter of Section 4, Township 24 North, Range 12 East; thence 90 deg. 49 min. to the left in a southerly direction along the East line of said West half of the NE $\frac{1}{4}$  a distance of 2065.40 feet to the Southeast corner of said West half of the NE $\frac{1}{4}$ ; thence 89 deg. 58 min. to the right in a westerly direction along the South line of said West half of the NE $\frac{1}{4}$  a distance of 1234.92 feet to a point on a traverse, said point being 25 feet West of the center line of Shoal Creek (center line of Shoal Creek is property line); thence 73 deg. no minutes to the left in a southwesterly direction along said traverse a distance of 96.40 feet to a point, said point being 40 feet northwesterly of the center line of Shoal Creek; thence 55 deg. 09 min. to the right in a southwesterly direction along said traverse a distance of 197.06 feet to a point, said point being 30 feet northwesterly of the center line of Shoal Creek; thence 11 deg. 12 min. to the left in a southwesterly direction along said traverse a distance of 161.84 feet to a point, said point being 26 feet northwesterly of the center line of Shoal Creek; thence 21 deg. 38 min. to the left in a southwesterly direction along said traverse a distance of 105.15 feet to a point, said point being 30 feet westerly of the center line of Shoal Creek; thence 49 deg. 03 min. to the left in a southeasterly direction along said traverse a distance of 89.56 feet to a point, said point being 30 feet southwesterly of the center line of Shoal Creek; thence 56 deg. 19 min. 30 sec. to the left in a southeasterly direction along said traverse a distance of 173.75 feet to a point, said point being 30 feet westerly of the center line of Shoal Creek; thence 101 deg. 06 min. 30 sec. to the right in a Southwesterly direction along said traverse a distance of 260.15 feet to a point, said point being 28 feet northwesterly of the center line of Shoal Creek; thence 10 deg. 26 min. to the right in a southwesterly direction along said traverse a distance of 97.68 ft. to a point, said point being 26 ft. northwesterly of the center line of Shoal

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Creek; thence 34 deg. 21 min. to the right in a southwesterly direction along said traverse a distance of 70.65 feet to a point, said point being 30 feet northeasterly of the center line of Shoal Creek; thence 59 deg. 32 min. to the right in a northwesterly direction along said traverse a distance of 256.15 feet to a point, said point being 27 feet northeasterly of the center line of Shoal Creek; thence 3 deg. 12 min. to the left in a northwesterly direction along said traverse a distance of 145.16 feet to a point, said point being 26 feet northeasterly of the center line of Shoal Creek; thence 43 deg. 59 min. to the left in a westerly direction along said traverse a distance of 105.08 feet to a point, said point being 35 feet northwesterly of the center line of Shoal Creek; thence 38 deg. 48 min. to the left in a Southwesterly direction along said traverse a distance of 122.73 feet to a point, said point being 32 feet northwesterly of the center line of Shoal Creek; thence 41 deg. 25 min. 30 sec. to the left in a southwesterly direction along said traverse a distance of 277.35 feet to a point, said point being 30 feet westerly of the center line of Shoal Creek; thence 20 deg. 16 min. to the left in a southeasterly direction along said traverse a distance of 130.35 feet to a point, said point being 35 feet southwesterly of the center line of Shoal Creek; thence 28 deg. 03 min. 30 sec. to the left in a southeasterly direction along said traverse a distance of 160.69 feet to a point, said point being 30 feet southwesterly of the center line of Shoal Creek; thence 20 deg. 42 min. 30 sec. to the right in a southeasterly direction along said traverse a distance of 86.97 feet to a point, said point being 30 feet northwesterly of the center line of Shoal Creek; thence 66 deg. 20 min. to the right in a southwesterly direction along said traverse a distance of 142.10 feet to a point, said point being 25 feet northerly of the center line of Shoal Creek; thence 80 deg. 33 min. to the right in a northwesterly direction along said traverse a distance of 290.66 feet to a point, said point being 32 feet northeasterly of the center line of Shoal Creek; thence 22 deg. 49 min. to the left in a northwesterly direction along said traverse a distance of 131.74 feet to a point on an old fence line, said point being 23 feet northerly of the center line of Shoal Creek; thence 76 deg. 26 min. to the right in a northeasterly direction along an old fence line a distance of 286.00 feet to a point; thence 19 deg. 40 min. to the left in a northwesterly direction and continuing along said old fence line a distance of 185.38 feet to a point; thence 17 deg. 29 min. 30 sec. to the right in a northerly direction and continuing along said old fence line a distance of 183.34 feet to a point; thence 5 deg. 10 min. to the left in a northerly direction and continuing along said old fence line a distance of 355.79 feet to a point on the South line of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 4, Township 24 North, Range 12 East, said point being 5.71 feet West of the SE corner of said SW $\frac{1}{4}$  of the NW $\frac{1}{4}$ ; thence 87 deg. 30 min. to the left in a westerly direction along the South line of said SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  a distance of 1312.81 feet to the SW corner of said SW $\frac{1}{4}$  of the NW $\frac{1}{4}$ ; thence 1 deg. 10 min. to the left in a westerly direction along the South line of the NE $\frac{1}{4}$  of Section 5, Township 24 North, Range 12 East, a distance of 2252.76 feet to a point on a traverse, said point being 19.5 feet East of the center line of Aldrich Branch (center line of Aldrich Branch is property line); thence 107 deg. 20 min. to the right in a northeasterly direction along said traverse a distance of 153.21 feet to a point, said point being 17.5 feet easterly of the center line of Aldrich Branch; thence 14 deg. 29 min. to the left in a northerly direction along said traverse a distance of 75.28 feet to a point, said point being 10.5 feet southerly of the center line of Aldrich Branch; thence 124 deg. 45 min. 30 sec. to the right in a northeasterly direction along said traverse a distance of 53.84 feet to a point, said point being 15.5 feet southerly of the center line of Aldrich Branch; thence 100 deg. 17 min. 30 sec. to the left in a northeasterly direction along said traverse a distance of 111.20 feet to a point, said point being 15.5 feet easterly of the center line of Aldrich Branch; thence 30 deg. 39 min. to the left in a northwesterly direction along said traverse a distance of 145.74 feet to a point, said point being 17.5 feet easterly of the center line of Aldrich Branch; thence 15 deg. 14 min. to the right in a northerly direction along said traverse a distance of 135.11 feet to a point, said point being 14.5 feet easterly of the center line of Aldrich Branch; thence 21 deg. 34 min. to the right in a northeasterly direction along said traverse a distance of 49.00 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 15 deg. 33 min. to the left in a northeasterly direction along said traverse a distance of 223.83 feet to a point, said point being 17.5 feet easterly of the center line of



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Aldrich Branch; thence 24 deg. 58 min. to the right in a northeasterly direction along said traverse a distance of 81.62 feet to a point, said point being 17.5 feet easterly of the center line of Aldrich Branch; thence 17 deg. 40 min. to the left in a northeasterly direction along said traverse a distance of 105.65 feet to a point, said point being 17.5 feet easterly of the center line of Aldrich Branch; thence 56 deg. 42 min. to the left in a northwesterly direction along said traverse a distance of 165.64 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 63 deg. 56 min. to the right in a northeasterly direction along said traverse a distance of 88.17 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 42 deg. 51 min. 30 sec. to the left in a northwesterly direction along said traverse a distance of 94.77 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 32 deg. 01 min. 30 sec. to the right in a northeasterly direction along said traverse a distance of 91.30 feet to a point, said point being 15.5 feet easterly of the center line of Aldrich Branch; thence 42 deg. 13 min. 30 sec. to the left in a northwesterly direction along said traverse a distance of 151.45 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 33 deg. 57 min. to the right in a northerly direction along said traverse a distance of 134.88 feet to a point, said point being 19.5 feet easterly of the center line of Aldrich Branch; thence 46 deg. 33 min. to the left in a northwesterly direction along said traverse a distance of 97.97 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 55 deg. 13 min. to the right in a northeasterly direction along said traverse a distance of 54.87 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 65 deg. 13 min. to the left in a northwesterly direction along said traverse a distance of 55.33 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 35 deg. 56 min. 30 sec. to the right in a northwesterly direction along said traverse a distance of 74.43 feet to a point, said point being 12.5 feet easterly of the center line of Aldrich Branch; thence 83 deg. 49 min. to the right in a northeasterly direction along said traverse a distance of 63.42 feet to a point, said point being 17.5 feet easterly of the center line of Aldrich Branch; thence 78 deg. 07 min. to the left in a northwesterly direction along said traverse a distance of 294.40 feet to a point on the North line of the NE $\frac{1}{4}$  of Section 5 Township 24 North, Range 12 East, said point being 17.5 feet easterly of the center line of Aldrich Branch, also being 293.19 feet East of the NW corner of said NE $\frac{1}{4}$ , thence 103 deg. 33 min. 30 sec. to the right in an easterly direction along the North line of said NE $\frac{1}{4}$  (Freeman Line) a distance of 1858.23 feet to the SW corner of Section 29, Township 22 South, Range 3 West, said point being 490.58 feet West of the NE corner of Section 5, Township 24 North, Range 12 East; thence 90 deg. 51 min. to the left in a northerly direction along the West line of Section 29, Township 22 South, Range 3 West, a distance of 665.51 feet to the point of beginning. Situated in Shelby County, Alabama, and containing 391.5347 acres.

Also, a part of the E $\frac{1}{2}$  of NW $\frac{1}{4}$  and part of W $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 5, Township 24 North, Range 12 East, described as follows: Commence at the SW corner of the N $\frac{1}{2}$  of Fractional Section 5 and run Easterly along South line of said N $\frac{1}{2}$  of said Section a distance of 2600 feet to the East right of way line of the Southern Railroad; for point of beginning; thence continue East along South line of the N $\frac{1}{2}$  of said Fractional Section 5, for a distance of 265 feet more or less to Bank of Simmons Creek; thence in a Northerly direction along said Simmons Creek a distance of 1612 feet; thence run West a distance of 263 feet more or less to the East right of way line of said Railroad; thence in a Southerly direction along the East right-of-way line of said Railroad to point of beginning. MINERALS AND MINING RIGHTS EXCEPTED.

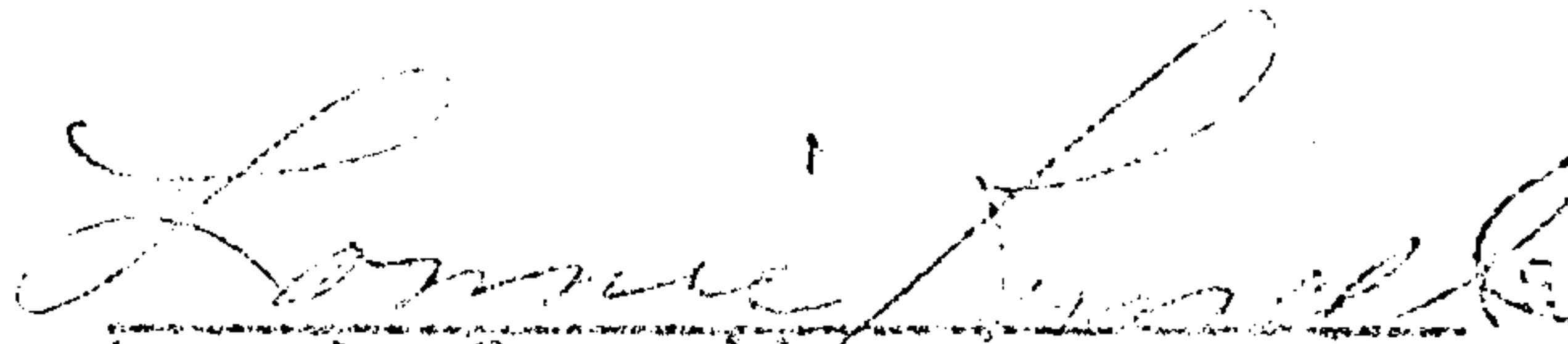
TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized of said premises; that they are free from all encumbrances, except as above stated, that we have a good right to sell and convey the same as

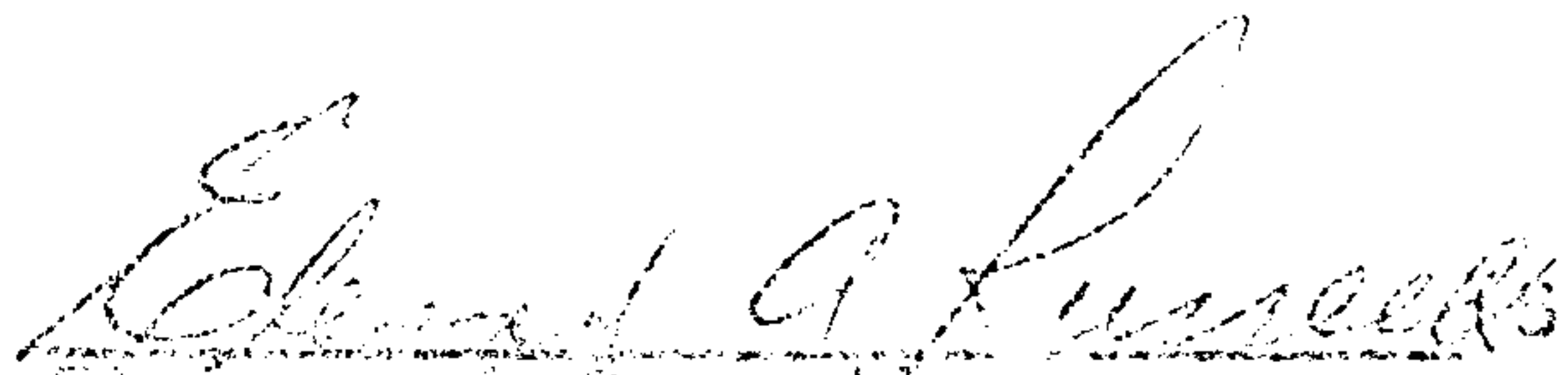
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esforeaid; that we will and our heirs, executors and adminis-  
trators shall warrant and defend the same to the said Grantees,  
their heirs and assigns forever, against the lawful claims of  
all persons.

IN WITNESS WHEREOF, we have hereunto set our hands  
and seals this 6th day of January, 1972.

  
Lonnie Russell (SEAL)

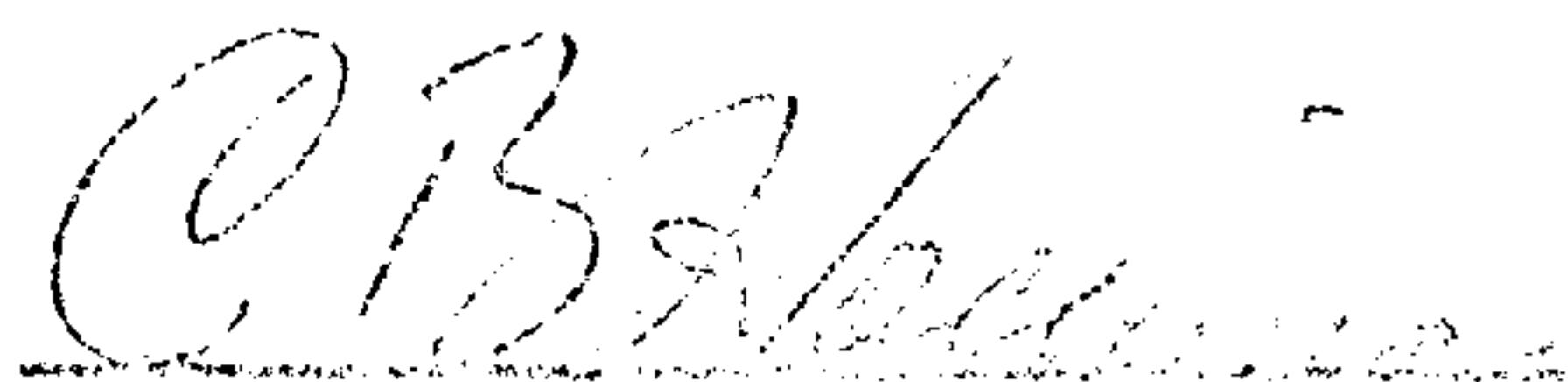
  
Eleanor A. Russell (SEAL)

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, C.B. Holliman, a Notary Public in and for said  
County, in said State, hereby certify that Lonnie Russell and  
Wife, Eleanor A. Russell 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 6th day  
of January, 1972.

  
C.B. Holliman  
Notary Public



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