

This instrument was prepared by H. A. Long, Jr.
on behalf of the Trust Account administered by
The First National Bank of Birmingham
P. O. Box 11007, Birmingham, Alabama

19720824000042130 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/24/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

11382

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, cash in hand paid by Glenn Ireland, II, Williams S. Moughon, Jr., and O. Gordon Robinson, Jr., to THE FIRST NATIONAL BANK OF BIRMINGHAM, Birmingham, Alabama, as Executor of the Will of John R. Shriver, Jr., deceased, (hereinafter called Grantor), receipt whereof is acknowledged, the said Grantor in accordance and compliance with the Decree dated the 11th day of August, 1972, of the Circuit Court, Tenth Judicial Circuit of Alabama, in Equity, Case No. 167-811, does hereby grant, bargain, sell and convey unto the said Glenn Ireland, II, William S. Moughon, Jr., and O. Gordon Robinson, Jr., (hereinafter called Grantees), the following-described property located in Shelby County, Alabama, to-wit:

PARCEL I: A tract of land in the NE $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West, more specifically described as: Begin at the point where the N line of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ intersects the southeasterly right-of-way line of Valleydale Road; thence proceed easterly to the NE corner of said S $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$; thence run S along the E line of said Section 15, 330 ft to a point; thence southwesterly to the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence continue southwesterly to a point on the W line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, 330 ft S of the NW corner thereof; thence N along the $\frac{1}{4}$ - $\frac{1}{4}$ line 330 ft; thence westerly along the $\frac{1}{4}$ - $\frac{1}{4}$ line 400 ft; thence N to the S right-of-way line of Valleydale Road; thence northeasterly along the S right-of-way line of Valleydale Road to the point of beginning. LESS AND EXCEPT MINERALS AND MINING RIGHTS.

PARCEL II: The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 19 South, Range 2 West.

PARCEL III: One (1) acre, more or less, situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, Township 19 South, Range 2 West, more particularly described as follows: Begin at the SW corner of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ and run N along the W boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 56.61 feet to an iron pin located on the SE right-of-way line of Valleydale Road (said right-of-way being 80 ft in width); thence turn right 45° 25' and run in a northeasterly direction along the SE right-of-way line of Valleydale Road 336.67 ft to an iron pin; thence turn right 144° 35' and run in a southerly direction parallel to the W boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 303.19 ft to an iron pin located on the S boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn right 92° 27' and run in a westerly direction along the S boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 240 ft to the point of beginning.

All of said property being located in Shelby County, Alabama, and containing in the aggregate 57.5 acres, more or less.

TO HAVE AND TO HOLD unto the said Glenn Ireland, II, William S. Moughon, Jr., and O. Gordon Robinson, Jr., their heirs and assigns forever.

It is specifically understood and agreed that the Grantor has executed this deed subject to:

1. Ad valorem taxes due and payable October 1, 1972, which the Grantees herein assume and agree to pay.
2. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matters not of

record, which would be disclosed by a survey and inspection of the premises.

- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 42, Page 246, Deed Book 4, Page 472, as to Parcel I.
- 4. Rights in favor of Shelby County, Alabama, for road right-of-way, recorded in Deed Book 177, Page 42, as to Parcel I.

This instrument is executed without warranty or representation of any kind on part of the undersigned, express or implied; except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacities, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, THE FIRST NATIONAL BANK OF BIRMINGHAM, Birmingham, Alabama, has caused this conveyance to be executed in its name and on its behalf in its capacity as aforesaid on this the 21st day of August, 1972.

ATTEST:

Trust Officer

THE FIRST NATIONAL BANK OF BIRMINGHAM,
Birmingham, Alabama, as Executor of the
Will of John R. Shriver, Jr., deceased.

BY:

Vice President & Trust Officer



19720824000042130 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/24/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 AUG 24 11:10:03
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CONF. NUMBER
JUDGE OF PROBATE

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that High B. Hoery, Jr. and Henry A. Long, Jr., whose names as Vice President and Trust Officer, and Trust Officer, respectively, of THE FIRST NATIONAL BANK OF BIRMINGHAM, a corporation, as Executor of the Will of John R. Shriver, Jr., deceased, in accordance and compliance with the Decree dated the 11th day of August, 1972, of the Circuit Court, Tenth Judicial Circuit of Alabama, in Equity, Case No. 167-811, 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 said conveyance, they, as such officers, and with full authority executed the same voluntarily for and as the act of said corporation, acting in the capacity as Executor as aforesaid.

Given under my hand and official seal this the 21st day of August, 1972.

NOTARY PUBLIC

My Commission Expires April 23, 1973

BOOK 275 PAGE 860