

STATE OF ALABAMA)
SHELBY COUNTY)

19720920000047130 1/5 \$.00
Shelby Cnty Judge of Probate, AL
09/20/1972 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That,

WHEREAS, heretofore, on, to-wit, March 15, 1963, Buddy DeShazo and Willie Mae DeShazo executed a certain mortgage on the property hereinafter described to M. Louise Palmer, which said mortgage is recorded in Book 281, Page 709, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, the said M. Louise Palmer (also known as Mamie Louise Palmer) died at Birmingham, Alabama, on the 28th day of February, 1972, and on March 15, 1972, an order was entered by the Probate Court of Jefferson County, Alabama, Case 74661, admitting to probate the Last Will and Testament of Mamie Louise Palmer, deceased, which said Last Will and Testament is recorded in Judicial Record 310, at Page 845, under the terms of which said Last Will and Testament, and the Codicils thereto admitted to probate in said Court, said mortgage referred to hereinabove was given, devised and bequeathed to The First National Bank of Birmingham, a national banking association whose principal place of business is situated in Birmingham, Alabama, as Trustee, the said Trustee being vested with full power and authority to collect the said mortgage indebtedness in accordance with the terms and conditions of the said mortgage; and

WHEREAS, default was made by the said mortgagors in the payment of the indebtedness secured by said mortgage, and the said mortgage was duly foreclosed in accordance with the terms and provisions provided for therein, on June 16, 1972, and a foreclosure deed was executed on August 4, 1972, and recorded on August 9, 1972, in Book 275, at Page 603, in the Office of the Judge of Probate of Shelby County, Alabama, which said foreclosure deed reveals that The First National Bank of Birmingham, as Trustee under the Will of Mamie Louise Palmer, deceased, purchased all of the real property described in said mortgage at said foreclosure sale; and

WHEREAS, in accordance with the statutes of Alabama, Anniston Production Credit Association, a corporation, being a second mortgagee of the said property described herein, has exercised its statutory right of redemption from the said foreclosure sale and has paid to The First National Bank of Birmingham, as Trustee under the Will of Mamie Louise Palmer, deceased, the balance due on said mortgage debt, and all lawful charges in connection therewith, and has requested that The First National Bank of Birmingham, as Trustee under the Will of Mamie Louise Palmer, deceased, execute and deliver to it a Deed of Redemption covering the property described in the said mortgage;

NOW, THEREFORE, in consideration of the premises and of the payment to The First National Bank of Birmingham, as Trustee under the Will of Mamie Louise Palmer, deceased, by said Anniston Production Credit Association of the sum of One Hundred Four Thousand One Hundred Thirty-Four and 47/100 (\$104,134.47) Dollars, representing the balance due on said debt and all lawful charges in connection therewith, the receipt whereof is hereby acknowledged, said The First National Bank of Birmingham, as Trustee under the Will of Mamie Louise Palmer, deceased, by these presents, grants, bargains, sells and conveys unto Anniston

276 412

Production Credit Association, a corporation, all of the right, title and interest acquired by said The First National Bank of Birmingham, as Trustee under the Will of Mamie Louise Palmer, deceased, under and by virtue of the foreclosure of the mortgage, as referred to hereinabove, in and to all that certain real property, situated in Shelby County, Alabama, which is set forth and described in Exhibit "A" attached hereto, which said Exhibit "A" is made a part hereof as though fully set out herein.

This conveyance is subject to 1972 ad valorem taxes due and payable October 1, 1972, which grantee herein assumes and agrees to pay. This conveyance is further subject to all existing leases on said property and rights of tenants in possession and existing rights-of-way, party walls, building restrictions and/or easements, if any, whether or not of record, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises. This conveyance is further subject to any and all statutory rights of redemption which may be exercised by anyone with respect to the property described in Exhibit "A" attached hereto in accordance with and pursuant to the statutes and laws of the State of Alabama.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, as to the title of the undersigned to any or all of the real property described in Exhibit "A" attached hereto, or as to the validity of the foreclosure sale referred to hereinabove, or as to the correctness of the amount of said mortgage indebtedness, or as to any other fact or matter affecting the said real property described in said Exhibit "A", it being the intention of grantor herein to convey, and grantor does hereby convey, to Anniston Production Credit Association, a corporation, only such right, title and interest acquired by grantor under and by virtue of the foreclosure of the mortgage as referred to hereinabove, in and to that certain real property set forth and described in said Exhibit "A."

This instrument is executed by The First National Bank of Birmingham solely in the representative capacity named herein, and said The First National Bank of Birmingham expressly limits its liability hereunder to the property now or hereafter held by it in such capacity.

TO HAVE AND TO HOLD unto the said Anniston Production Credit Association, its successors and assigns, forever.

IN WITNESS WHEREOF, The First National Bank of Birmingham, as Trustee under the Will of Mamie Louise Palmer, deceased, has executed this conveyance on the 14th day of September, 1972.

THE FIRST NATIONAL BANK OF BIRMINGHAM
By *Sam B. Elliott* L.S.
Its SENIOR VICE PRESIDENT
AS TRUSTEES UNDER THE WILL OF MAMIE
LOUISE PALMER, DECEASED

Attest:

Henry A. Long Jr.
Its TRUST OFFICER



19720920000047130 2/5 \$.00
Shelby Cnty Judge of Probate, AL
09/20/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dan B. Flannery, whose name as Sr. Vice Pres & Trust Officer of The First National Bank of Birmingham, a national banking association, as Trustee under the Will of Mamie Louise Palmer, 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as Trustee under the Will of Mamie Louise Palmer, deceased.

Given under my hand and official seal of office, this 14th day of September, 1972.

Barbara J. Rhodes
Notary Public

My Commission Expires April 10, 1976

19720920000047130 3/5 \$.00
Shelby Cnty Judge of Probate, AL
09/20/1972 12:00:00 AM FILED/CERT

BOOK 276 PAGE 414

The following, all situated in Section Three, Township Eighteen South, Range One East: the northwest quarter of the southeast quarter; the east half of southwest quarter; the northwest quarter of southwest quarter; and all of the southwest quarter of southwest quarter lying north of Highway Number 25 (there being approximately one acre South of said Highway Number 25 in said quarter-quarter section).

Also the following, all situated in Section Four, Township Eighteen South, Range One East: The northeast quarter of the northeast quarter; the northeast quarter of the southeast quarter; all of the southeast quarter of the northeast quarter lying north of old county road; all of the southeast quarter of the southeast quarter lying north of Highway Number 25; all of the southwest quarter of the southeast quarter lying north of Highway Number 25 and north of the Central of Georgia Railroad right of way; all of the northwest quarter of the southeast quarter except a strip on the west side described as follows: begin at the northwest corner of said quarter-quarter section and thence run south along the west line of said quarter-quarter section a distance of 1,308.25 feet to the southwest corner of said quarter-quarter section; thence turn an angle of 88 degrees to the left and run east along the south line of said quarter-quarter section a distance of 100.0 feet; thence turn an angle of 92 degrees to the left and run north and parallel with the west line of said quarter-quarter section a distance of 908.25 feet; thence turn an angle of 14 degrees 03 minutes to the left and run a distance of 412.34 feet to the point of beginning.

All of the southwest quarter of the northeast quarter except a tract in the northwest corner thereof described as follows: begin at the northwest corner of said quarter-quarter section and thence run south along the west line of said quarter-quarter section a distance of 138.65 feet; thence turn an angle of 123 degrees 56 minutes to the left and run a distance of 52.30 feet; thence turn an angle of 38 degrees 41 minutes to the left and run 112.50 feet to the north line of said quarter-quarter section; thence turn an angle of 105 degrees 45 minutes to the left and run west along the north line of said quarter-quarter section a distance of 76.90 feet to the point of beginning.

All of the northwest quarter of the northwest quarter except a tract in the southwest corner thereof described as follows: begin at the southwest corner of said quarter-quarter section and then run east along the south line of said quarter-quarter section a distance of 76.90 feet; thence turn an angle of 102 degrees 51 minutes to the left and run a distance of 65.00 feet; thence turn an angle of 77 degrees 45 minutes to the left and run a distance of 64.30 feet to a point on the west line of said quarter-quarter section; thence turn an angle of 91 degrees 02 minutes to the left and run south along the west line of said quarter-quarter section a distance of 62.80 feet to the point of beginning.

All of the northeast quarter of the northwest quarter except a tract in the southeast corner thereof described as follows: begin at the southeast corner of said quarter-quarter section; thence run north along the east line of said quarter-quarter section a distance of 62.80 feet; thence turn an angle of 112 degrees 02 minutes to the left and run a distance of 29.90 feet; thence turn an angle of 67 degrees 03 minutes to the left and run a distance of 50.40 feet to the south line of said quarter-quarter section; thence turn an angle of 88 degrees 22 minutes to the left and run east along the south line of

BOOK 276 PAGE 415

EXHIBIT "A"

19720920000047130 4/5 \$.00
Shelby Cnty Judge of Probate, AL
09/20/1972 12:00:00 AM FILED/CERT

said quarter-quarter section a distance of 27.60 feet to the point of beginning.

All of the northwest quarter of the northwest quarter lying east of the Central of Georgia Railroad right of way; all of the southwest quarter of the northwest quarter lying east of the Central of Georgia Railroad right of way; all of the northwest diagonal half of the southeast quarter of the northwest quarter lying east of the Central of Georgia Railroad right of way; a tract in the southeast diagonal half of the southeast quarter of the northwest quarter described as follows: begin at the southeast corner of the southeast quarter of the northwest quarter and thence run north along the east line of said quarter-quarter section a distance of 1,169.60 feet; thence turn an angle of 111 degrees 40 minutes to the left and run a distance of 238.10 feet; thence turn an angle of 11 degrees 01 minutes to the right and run a distance of 184.70 feet to the center of an old road; thence turn an angle of 41 degrees 15 minutes to the left and run along the center of said old road a distance of 223.04 feet to the center of an old county road; thence turn an angle of 6 degrees 28 minutes to the right and run along the center of said old county road a distance of 130.60 feet; thence turn an angle of 22 degrees 11 minutes to the left and run along and across the center of said old county road a distance of 301.5 feet to the northwest corner of the Dunnivant School lot; thence turn an angle of 85 degrees 26 minutes to the left and run along the north line of said school lot a distance of 288.19 feet; thence turn an angle of 62 degrees 30 minutes to the right and run along the east line of said school lot a distance of 264.40 feet to the point of beginning.

Less and except the following described parcel of real property situated in Shelby County, Alabama, which was heretofore conveyed to Dunnivant Community Cemetery Corporation:

Part of the E 1/2 of the NW 1/4 and part of the W 1/2 of the NE 1/4 of Section 4-18S-1E, Shelby County, Alabama, described as follows: From the NE corner of the SE 1/4 of the NW 1/4 of said section, run S55°-45'W (magnetic bearing), 342 feet to the point of beginning; thence S40°-00'W, 433.47 feet; thence N44°-44'W, 118.89 feet; thence N40°-52'E, 538.96 feet; thence N49°-00'W, 446.1 feet; thence S42°-38'E, 246.55 feet; thence S48°-10'W, 446.1 feet; thence N50°-30'W, 129.3 feet to the point of beginning. Containing 3.84 acres, more or less.



19720920000047130 5/5 \$.00
Shelby Cnty Judge of Probate, AL
09/20/1972 12:00:00 AM FILED/CERT

SHelby County, Alabama
CLERK OF THE COURT
INSTRUMENT WAS FILED
1972 SEP 20 AM 10:28
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDG. OF PROBATE

BOOK 276 PAGE 416