

STATE OF ALABAMA,)

SHELBY COUNTY.)

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Shelby Cnty Judge of Probate, AL
02/13/1973 12:00:00 AM FILED/CERT

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KNOW ALL MEN BY THESE PRESENTS, THAT,

WHEREAS, the undersigned T. Clyde Ulmer, together with James Regan, Jr., were named as Co-Trustees for the benefit of David Charlton under and by the terms and provisions of the last will and testament of Claire M. Ulmer, deceased; duly admitted to probate in Probate Court of Jefferson County, Alabama, on, to-wit, the 15th day of July, 1966; and, as such trustees, became the owners, as devisees under said Will, of the hereinafter described parcel of real estate; and,

WHEREAS, the said James Regan, Jr., did thereafter, on, to-wit, the 4th day of November, 1968, resign as such co-trustee aforesaid; whereupon, the said T. Clyde Ulmer did, in the manner and form provided for in said last will and testament of said Claire M. Ulmer, deceased, designate and name the undersigned Thomas E. Yeager, as successor co-trustee; and the title to said hereinafter described real estate has been, since that date, and is now vested in the undersigned T. Clyde Ulmer and Thomas E. Yeager, as Co-Trustees under the last will and testament of Claire M. Ulmer, deceased; and,

WHEREAS, the said Co-Trustees under the provisions of Section (15) of Item Three of said last will and testament, as amended by Second Codicil thereto, are, at their sole discretion, authorized to terminate the trust and to convey, transfer and pay over to said David Charlton all assets of the trust estate; and,

WHEREAS, the trustees have now so terminated the trust estate and David Charlton is now the owner, in his own individual

right free from said trust, of the hereinafter described real estate and is entitled to this conveyance as evidence of such ownership;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES and of One Dollar (\$1) to the undersigned grantors by the within named grantee in hand paid, the receipt whereof is hereby acknowledged; we, the said T. Clyde Ulmer and Thomas E. Yeager, as Trustees under the last will and testament of Claire M. Ulmer, deceased, do hereby grant, bargain, sell and convey unto the said David Charlton, the following described real estate, situated in Shelby County, Alabama, viz.:

A parcel of land located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 18 South, Range 2 West, more particularly described as follows: Commence at the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence in an easterly direction, along the southerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 426.35 feet, to the Point of Beginning; thence continue along last described course, a distance of 410.92 feet, to a point in the southwesterly right of way line of Alabama State Highway No. 91; thence 137 degrees 56 minutes 30 seconds left, in a northwesterly direction along said right of way line, a distance of 364.99 feet, to the beginning of a curve to the left, having a radius of 2230 feet on said right of way, and a total central angle of 16 degrees 13 minutes; thence in a northwesterly direction along said curve and right of way line, a distance of 77.0 feet; thence in a southwesterly direction, making an angle of 86 degrees 50 minutes 15 seconds with the chord of last described course, along the southeasterly line of a 25 ft. wide easement for ingress and egress, a distance of 104.43 feet; thence 19 degrees 29 minutes left, in a southwesterly direction along said easement, a distance of 61.23 feet, said point also being the end of said easement; thence 19 degrees 02 minutes 30 seconds left, in a southerly direction, a distance of 154.75 feet to the Point of Beginning. The above described parcel of land contains 1.6 acres, more or less.

A parcel of land located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 18 South, Range 2 West, more particularly described as follows: Commence at the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence in an easterly direction, along the southerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 199.28 feet to the Point of Beginning; thence continue along last described course, a

BOOK 278 PAGE 656



19730213000006740 3/4 \$.00
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distance of 227.07 feet; thence 90 degrees 36 minutes 45 seconds left, in a northerly direction, a distance of 154.75 feet; thence 94 degrees 16 minutes 15 seconds left, in a southwesterly direction, a distance of 128.44 feet; thence 50 degrees 59 minutes left, in a southwesterly direction, a distance of 173.67 feet to the Point of Beginning.

The above described parcel of land contains 0.6 acres, more or less, and ingress and egress to the above described parcel of land is provided by a 25 ft. wide easement, more particularly described as follows: Begin at the NE corner of the above described parcel of land, said point being in the southeasterly line of said 25 ft. wide easement; thence an angle to the right of 113 degrees 18 minutes 45 seconds from the NW corner of above described parcel of land, in a northeasterly direction along the southeasterly line of said 25 ft. wide easement, a distance of 61.23 feet; thence 19 degrees 29 minutes right, in a northeasterly direction along said easement, a distance of 104.43 feet to a point in the southwesterly right of way line of Alabama State Highway No. 91, said point also being the end of said easement.

TO HAVE AND TO HOLD unto the said David Charlton, his heirs and assigns forever.

The said real estate is conveyed subject to lien of ad valorem taxes for current tax year, which grantee assumes and agrees to pay.

This instrument is executed solely in the representative capacity herein set out and shall not be construed as creating any indebtedness or liability on the part of the undersigned in their individual capacity, liability hereunder being expressly limited to the property held by them in their representative capacity aforesaid.

IN WITNESS WHEREOF, we, T. Clyde Ulmer and Thomas E. Yeager have hereunto set our respective hands and seals in our capacity as Trustees under Will of Claire M. Ulmer, deceased, this the 31st day of December, 1970.

T. Clyde Ulmer (SEAL)
As Trustee under Will of Claire M.
Ulmer, deceased.

Thomas E. Yeager (SEAL)
As Trustee under Will of Claire M.
Ulmer, deceased.

BOOK 278 PAGE 657

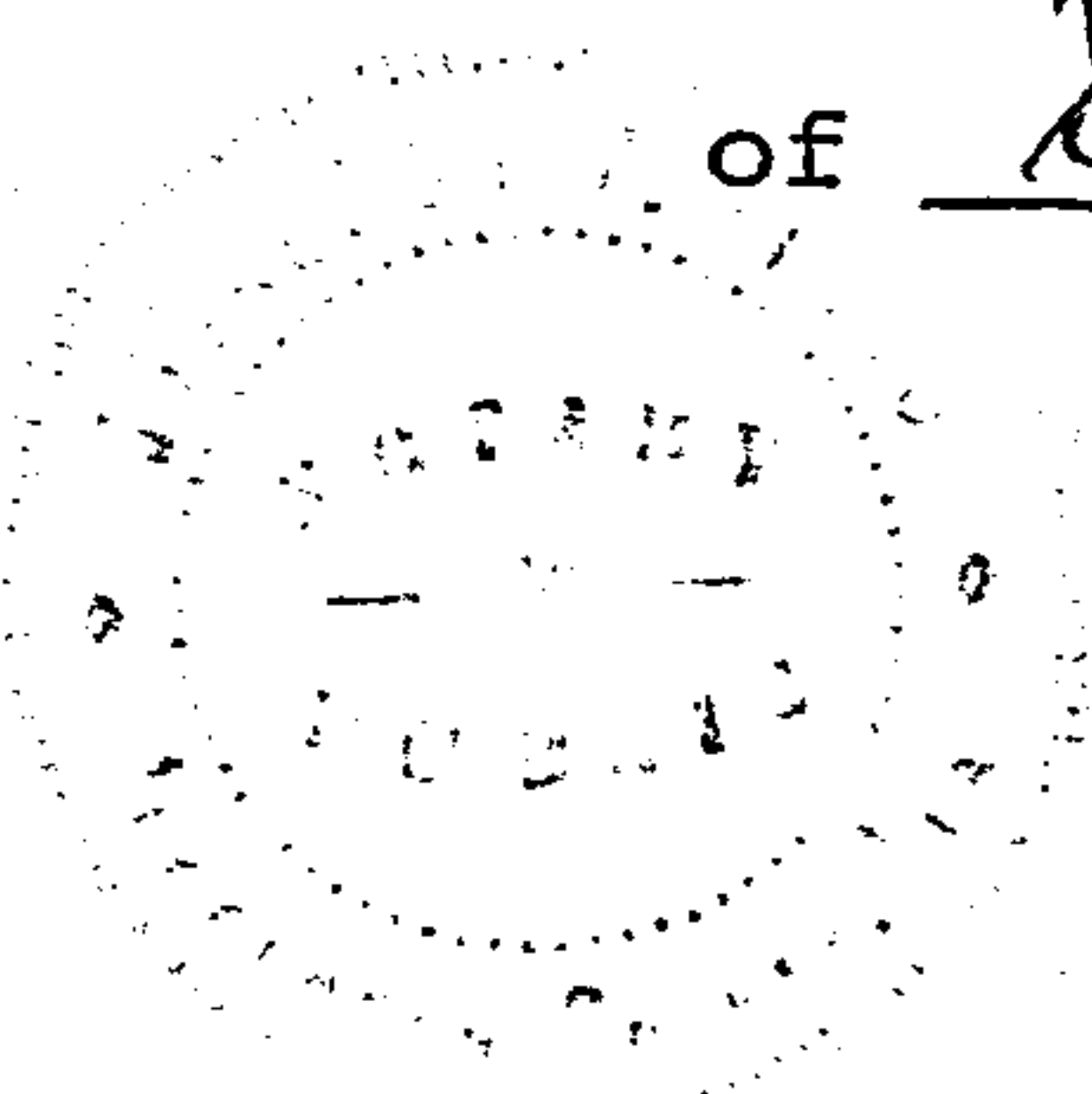
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STATE OF ALABAMA,)
JEFFERSON COUNTY.

I, Douglas P. Wings, a Notary Public
in and for said County in said State, hereby certify that T. Clyde
Ulmer and Thomas E. Yeager, whose names, as Trustees under Will
of Claire M. Ulmer, deceased, 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, in their capacity as Trustees under Will of Claire M. Ulmer,
deceased, executed the same voluntarily on the day the same
bears date.

GIVEN under my hand and official seal this 12 day
of February, 1971.

Douglas P. Wings
Notary Public



BOOK 278 PAGE 658

STATE OF ALABAMA, SHELBY COUNTY
CLERK OF THE COURT
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1973 FEB 13 PM 1:39
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ON
REC. BK. & PAGE AS SHOWN ABOVE
Conservation
PROOF OF DEPOSIT