

STATE OF ALABAMA

SHELBY COUNTY

19730227000009220 1/3 \$.00
Shelby Cnty Judge of Probate, AL
02/27/1973 12:00:00 AM FILED/CERT

3460

That in consideration of Fourteen Thousand Eight Hundred Thirty Three and 80/100/ (\$14,833.80) Dollars to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, C. A. McCombs and wife, Bertha McCombs (herein referred to as grantors), grant, bargain, sell and convey unto Charles E. McCombs (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL NUMBER ONE

The SE $\frac{1}{4}$ and the East Half of the SW $\frac{1}{4}$ of Section 36, Township 21 South, Range 2 West, containing 247.13 acres.

All of that part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 21 South, Range 2 West, lying North and South of State Highway Number 70 right of way, containing 38.66 acres.

The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 21 South, Range 2 West, containing 41.12 acres.

The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 21 South, Range 2 West, containing 41.14 acres.

All that part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and all that part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, all in Section 36, Township 21 South, Range 2 West, situated and lying South and West of the Luck and Gordon property, viz.:

From the NE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, the point of beginning run Northerly along the line of Gulf States Paper Company property on the East 352.50 feet to a 2 $\frac{1}{2}$ inch capped iron pipe; thence Northwesterly along the line of Luck and Gordon property on the North deflecting 75 deg. 57 min. 24 sec. left 1,196.64 feet to a 12 inch white oak tree an agreed on property corner; thence with the lines as they are recognized on the ground; thence Southwesterly along the line of Luck and Gordon property on the North deflecting 37 deg. 7 min. 55 sec. left 188.54 feet to a 5/8 inch iron pin on the West line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence continuing Southwesterly along the line of Luck and Gordon property on the North 113.01 feet to a 1 inch by 2 inch iron rail; thence Northwesterly along the line of Luck and Gordon property on the North deflecting 52 deg. 36 min. 26 sec. right 412.06 feet to a 3/4 inch iron pin; thence Northerly along the line of Luck and Gordon property on the East deflecting 62 deg. 6 min. 54 sec. right 194.39 feet to a 5/8 inch iron pin on the South right of way line of State Highway Number 70; thence continuing Northerly 87.13 feet to a 5/8 inch iron pin on the North right of way line of State Highway Number 70; thence continuing Northerly along the line of Luck and Gordon property on the East 376.24 feet to a 2 1/2 inch capped iron pipe on the North line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence Westerly along the line of Luck and Gordon property on the North deflecting 90 deg. 17 min. 34 sec. left 889.52 feet to a 2 1/2 inch capped iron pipe; the NE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence Southerly along the West line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ deflecting 91 deg. 17 min. 5 sec. left 755.0 feet to a point on the North right of way line of State Highway Number 70; thence continuing Southerly 96.6 feet to a point

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on the South right of way line of State Highway Number 70; thence continuing Southerly 489.36 feet to a 2 1/2 inch capped iron pipe, the South-west corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence Easterly deflecting 88 deg. 41 min. 0" left 2,670.24 feet to a 2 1/2 inch capped iron pipe, the point of beginning, containing 46.41 acres

PARCEL NUMBER TWO

The East Half of NE $\frac{1}{4}$ of Section 1, Township 22 South, Range 2 West, containing 80 acres, more or less.

All according to survey of Reese E. Mallette Associates, Surveyors, dated August, 1972.

The Grantors further hereby remise, release, quit claim, grant, sell, and convey unto the Grantee all their right, title, interest, and claim in and to the following designated real estate, to-wit:

All lands adjoining and adjacent to the above described Parcel Number One and Parcel Number Two and lying between said Parcel Number One and Parcel Number Two and existing fences.

Subject to easements and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

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And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises designated above as Parcel Number One and Parcel Number Two; that said Parcel Number One and Parcel Number Two are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey said Parcel Number One and Parcel Number Two as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the said Parcel Number One and Parcel Number Two to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27th day of February, 1973.

R. E. Mallette (SEAL)

Bertie Mallette (SEAL)

STATE OF ALABAMA

SHELBY COUNTY



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Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. A. McCombs and wife, Bertha McCombs 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 27th day of February, 1973.

Mary L. Thompson

Notary Public

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STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
INSUFFICIENT WAS FILE
1973 FEB 27 PM 12:20
Clerk's Office
U.C.L. FILE NUMBER 00
REC. EXCH. TRANS. AS SHOWN ABOVE