



STATE OF ALABAMA
SHELBY COUNTY

5480

THIS DEED OF CONVEYANCE, made and entered into on this 4th day of April, 1973, by and between MARTHA ANNE LIVINGSTON and husband, DONALD C. LIVINGSTON, hereinafter called Grantors, and CHARLES W. MOBLEY, hereinafter called Grantee,

W I T N E S S E T H

That Grantors, for and in consideration of the sum of Two Hundred Ninety Four Thousand (\$294,000.00) Dollars, of which amount only Fifty Thousand (\$50,000.00) Dollars has been cash in hand paid by Grantee to Grantors, the receipt of said Fifty Thousand (\$50,000.00) Dollars being hereby acknowledged by Grantors, and the unpaid balance in the amount of Two Hundred Forty Four Thousand (\$244,000.00) Dollars being evidenced by the one negotiable promissory note of Grantee et ux in the principal amount of Two Hundred Forty Four Thousand (\$244,000.00) Dollars made payable to Martha Anne Livingston of Grantors, or order, with interest at the rate stated in said note, said principal sum of Two Hundred Forty Four Thousand (\$244,000.00) Dollars together with the interest thereon to be due and payable as set forth in said note (said balance of said purchase money in the amount of Two Hundred Forty Four Thousand (\$244,000.00) Dollars as evidenced by said note is secured by a purchase money first mortgage on the hereinafter described real property --- said note and purchase money mortgage having been delivered to Martha Anne Livingston by Grantee upon delivery of this deed to Grantee), do by these presents grant, bargain, sell and convey unto Grantee the following described real property situated in Shelby County, Alabama, to-wit:

An undivided one-half (1/2) interest in and to those lands described as:

The SE 1/4 of NW 1/4; SW 1/4 of NE 1/4; S 1/2 of SW 1/4 and SW 1/4 of SE 1/4 of Section 3, Township 20 South, Range 2 East.

The SE 1/4 and E 1/2 of SW 1/4 of Section 4, Township 20 South, Range 2 East.

All of S 1/2 of SW 1/4 of Section 16, Township 20 South, Range 2 East, lying South of Highway #76 right of way, EXCEPT tract belonging to Trustees of Klein Baptist Church as described in Deed Book 269 on Page 938 in Probate Office.

The SE 1/4; W 1/2 of NE 1/4 of Section 20, Township 20 South, Range 2 East, EXCEPT tract belonging to Scott Grove Baptist Church.

All of Fractional Section 21, Township 20 South, Range 2 East, that lies West of Coosa River.

W 1/2 of NW 1/4 and E 1/2 of SW 1/4 of Section 28, Township 20 South, Range 2 East.

The N 1/2 of NE 1/4 of Section 10, Township 20 South, Range 2 East.

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BOOK

This instrument prepared by
Haltom & Patterson, Attorneys
Florence, Alabama

E 1/2 of NE 1/4 and all that part of the SW 1/4 of NE 1/4 of Section 29, Township 20 South, Range 2 East, that lies Northeast of Yellow Leaf Creek.

All of E 1/2 of W 1/2 of Section 33, Township 20 South, Range 2 East, that lies North of Coosa River and South of Southern Railroad right of way.

All of E 1/2 of Section 33, Township 20 South, Range 2 East, that lies North of Coosa River and South of Southern Railroad right of way.

All that part of Fractional Section 34, Township 20 South, Range 2 East that lies South of Southern Railroad right of way and West of Coosa River.

EXCEPTING from above described lands the right of way of Highway #25 and Highway # 76.

EXCEPTING from above described lands 79.2 acres of land condemned by Alabama Power Company, which said condemned lands is described in Pending Suit Book 4 on Page 381, in Probate Office of Shelby County, Alabama.

This conveyance is made subject to lien for 1973 ad valorem taxes; all easements and rights of way for public roads and public and private utilities; easements or other interests in said property held or owned by Alabama Power Company; any outstanding mineral or mining rights or interests; rights of tenants in possession (rents for the current year to be prorated btween Martha Anne Livingston and Grantee when collected, ____/12 to Livingston and ____/12 to Grantee).

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, in fee simple forever.

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; that they are free from all encumbrances, except as above stated, that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at the time first above written.

Martha Anne Livingston (SEAL)
Martha Anne Livingston

Donald C. Livingston (SEAL)
Donald C. Livingston

Commonwealth of Miss. }
County of Middlesex } ss.
Subscribed and sworn to before me
this 6 day of April 1973.
George J. Sutherby
Notary Public

STATE OF MASSACHUSETTS)
COUNTY OF Worcester)

I, George J. Luthy, a Notary Public in and for
said County in said State, hereby certify that Martha Anne Livingston and husband,
Donald C. Livingston, 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 18th day of April, 1973.

(Place Seal Here)

George J. Luthy
Notary Public
My commission expires Apr 17 1978

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Shelby Cnty Judge of Probate, AL
05/30/1973 12:00:00 AM FILED/CERT

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U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
1973 MAY 30 PM 3:45
INSTRUMENT WAS FILED
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