

STATE OF ALABAMA)
JEFFERSON COUNTY)

6740
WARRANTY DEED

19730626000036250 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/26/1973 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of TEN DOLLARS and other good and valuable consideration to the undersigned grantor, CHARLES A. J. BEAVERS, in hand paid by JACK H. HARRISON, the receipt of which is hereby acknowledged, the said CHARLES A. J. BEAVERS does by these presents, grant, bargain, sell and convey unto the said JACK H. HARRISON an undivided one-sixteenth interest in and to the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

PARCEL I:

Block 1 of Cardwell's Subdivision, situated in the NE-1/4 of Section 2, Township 21 South, Range 3 West in the City of Alabaster, Shelby County, Alabama; more particularly described as follows:

From the NE corner of Section 2, Township 21 south, Range 3 west, run westerly along the north boundary of said section a distance of 965.69 feet to the intersection of the section line with the westerly right of way line of the northbound L & N Railway main; thence angle 83° -06' to the left for a distance of 201.45 feet; thence angle left 0° -56' for a distance of 583.08 feet; thence angle left 6° -55' for a distance of 30.0 feet to the point of beginning of Block 1.

From said point thence angle right 91° -27' from the last described course for a distance of 150.0 feet; thence angle right 90° -00' for a distance of 150.0 feet; thence angle left 90° -46' for a distance of 494.0 feet; thence angle left 90° -00' for a distance of 471.3 feet; thence angle left 91° -01' for a distance of 646.3 feet; thence angle left 89° -40' for a distance of 307.8 feet to the point of beginning.

PARCEL II:

From the NE corner of Section 2, Township 21 south, Range 3 west, run westerly along the north boundary of said section a distance of 965.69 feet to the intersection of the section line with the westerly right of way line of the northbound L & N Railway main; thence angle 83° -06' to the left for a distance of 201.45 feet; thence angle left 0° -56' for a distance of 583.08 feet; thence angle left 6° -55' for a distance of 30.0 feet, thence angle right 91° -27' from the last described course for a distance of 150.0 feet; thence angle right 90° -00' for a distance of 150.0 feet; thence angle left 90° -46' for a distance of 494.0 feet to the point of beginning; thence continue along the last described course a distance of 263.0 feet to the point of intersection of said line with the Easterly right of way line of the L & N Railroad Southbound main; thence left with an interior angle of 111° 00' and run Southwesterly along said railroad right of way a distance of 550.0 feet; thence left with an interior angle of 66° 20' and run Easterly a distance of 384.0 feet; thence left with an interior angle of 44° 20' and run Northwesterly a distance of 40 feet; thence right with an interior angle of 42° 41' and run Easterly a distance of 109.7 feet; thence 88° 59' left and run 471.3 feet to the point of beginning.

PARCEL III:

Commencing at the NE corner of Section 2, Township 21 South, Range 3 West and run Westerly along the North boundary of said section 2; 965.69 feet

to the point of intersection with the west right of way of the North bound L & N Railway main; thence turn an angle of 83° 06' to the left and run 201.45 feet to the S.E. corner of the W. F. Stroud subdivision; thence turn an angle 0° 56' to the left and run 583.08 feet to the point of beginning of the tract of land herein described; thence turn an angle of 84° 32' to the right and run for a distance of 150 feet; thence turn an angle of 90° to the left and run for a distance of 30 feet; thence turn an angle of 90° to the left and run Easterly a distance of 150 feet to the Westerly line of 1st Street, S.W.; thence turn left and run North-erly 30 feet to the point of beginning.

PARCEL IV:

of NE-1/4
Begin at the N.W. corner of NE-1/4 of Section 2, Township 21, Range 3 West and run along the North line of said 40 acres North 89° 30' East, 341 feet; thence South 6° 30' West, 675 feet to South line of a street; thence South 30' East 60 feet to the beginning point of the lot herein described; thence South 89° 30' West 150 feet; thence South 30' East 60 feet; thence North 89° and 30' East 150 feet; thence North 30' West 60 feet to the point of beginning. Said lot being situated in the NE-1/4 of NE-1/4 of Section 2, Township 21, Range 3 West.

Subject to easements to Alabama Power Company as recorded in Volume 57, Page 376, Volume 109, Page 203, and Volume 233, Page 76 in the Probate Office of Shelby County, Alabama;

Also subject to easement to Shelby County as recorded in Volume 237 at Page 165 in said Probate Office;

Also subject to leases filed of record on subject property;

Subject to that certain mortgage to Cobbs, Allen & Hall Mortgage Com-pany, Inc., which mortgage is recorded in Volume 295 at Page 358 in said Probate Office, and which mortgage was assigned to Interstate Life and Accident Insurance Company by instrument recorded in Volume 243 at Page 129 in said Probate Office, and which mortgage has been amended as to its terms of payment by instrument recorded in Volume 244 at Page 205 in the Probate Office aforesaid; said mortgage covers only Parcel I hereinabove described.

TO HAVE AND TO HOLD to the said Jack H. Harrison, his heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 28 day of July, 1967.

Charles A. J. Beavers (SEAL)
Charles A. J. Beavers

Gillian B. Beavers (SEAL)
Gillian B. Beavers

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STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles A. J. Beavers and wife, Gillian B. Beavers, 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 seal this 28 day of July, 1967.

BOOK 281 PAGE 60

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 JUN 26 PM 12:34
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE

NOTARY