

19731228000069530 1/6 \$.00
Shelby Cnty Judge of Probate, AL
12/28/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA)

JEFFERSON COUNTY)

2745
135,000.00

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of ONE THOUSAND (\$1,000.00) DOLLARS and other valuable considerations including the assumption and agreement to pay the mortgage indebtedness hereinafter referred to and the execution of a promissory note and purchase money mortgage for the balance of the purchase price of said property as hereinafter set forth to the undersigned Grantors, Caldwell Marks, William M. Spencer, III, Carson G. Inscho, Jr., and Evelyn J. Haynes, in hand paid by C. Molton Williams, the receipt whereof is hereby acknowledged, the undersigned Grantors, Caldwell Marks and wife, Jeanne V. Marks, William M. Spencer, III, and wife, Evalina B. Spencer, Carson G. Inscho, Jr., and wife, Dorothy H. Inscho, Evelyn J. Haynes and husband, W. H. Haynes, do hereby grant, bargain, sell and convey unto the said C. Molton Williams the following described real property to wit:

TRACT # 1

SE1/4 of NE1/4 of Section 12, Township 18 South, Range 1 West. Situated in Jefferson County, Alabama.

Situated in Shelby County, Alabama

TRACT # 2

SE1/4 of SW1/4 and all that part of the NE1/4 of SW1/4 lying southeast of top of mountain in Section 32, Township 17 South, Range 1 East.

TRACT # 3

N1/2 of NW1/4 of Section 5, Township 18 South, Range 1 East.

TRACT # 4

SW1/4 of NW1/4 and that part of the NW1/4 of SW1/4 which lies north of Lowry Gap Road in Section 5, Township 18, Range 1 East.

TRACT # 5

SE1/4 of NE1/4 and that part of the N1/2 of the SE1/4 lying north of the Lowry Gap Road in Section 5, Township 18, Range 1 East.

BOOK 284 PAGE 526

TRACT # 6

SW1/4 of NE1/4 and that part of the NE1/4 of SW1/4 lying north of Lowry Gap Road in Section 5, Township 18, Range 1 East.

TRACT # 7

NE1/4 of SW1/4; NW1/4 of SE1/4; S1/2 of NE1/4; NE1/4 of NE1/4; and that part of the NE1/4 of SE1/4 which lies north of the Lowry Gap Road all in Section 6, Township 18 South, Range 1 East.

TRACT # 8

W1/2 of SW1/4 and SE1/4 of SW1/4 of Section 6, Township 18 South, Range 1 East.

TRACT # 9

SW1/4 of SE1/4 of Section 6, Township 18 South, Range 1 East.

TRACT # 10

NW diagonal 1/2 of NW 1/4 of NE1/4; and the SE1/4 of NW1/4 of Section 7, Township 18 South, Range 1 East.

TRACT # 11

W1/2 of SW1/4 of Section 7, Township 18 South, Range 1 East.

TRACT # 12

N1/2 of NW1/4; SW1/4 of NW1/4, all in Section 7, Township 18 South, Range 1 East.

TRACT # 13

E1/2 of SW1/4 of Section 7, Township 18 South, Range 1 East.

TRACT # 14

SE1/4 of Section 12, Township 18 South, Range 1 West.

TRACT # 15

E1/2 of NE1/4; NW1/4 of NE1/4; all of the NE1/4 of NW1/4, except that part lying west of Oak Mountain which was formerly in Jefferson County; also 5 acres in the NE corner of SE1/4 of NW1/4 described as follows: Begin at the NE corner of said SE1/4 of NW1/4 and run south along the east line thereof 455 ft; thence west and parallel with the north line of said 40 acre tract 479 ft; thence north and parallel with the East line of said 40 acre tract 455 ft. to the north line thereof; thence East along said north line a distance of 479 ft. to point of beginning; all being in Section 13, Township 18 South, Range 1 West.



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TRACT # 16

All of the E1/2 of SE1/4 of Section 13, Township 18 South, Range 1 West, which lies northwestward of the Columbiana and Ashville public road.

TRACT # 17

All that portion of the NW1/4 of SW1/4 of Section 18, Township 18 South, Range 1 East, which lies northward of the Columbiana and Ashville public road with the exception of the eastern 20 feet thereof.

The above described property is estimated to comprise in the aggregate 1560 acres, more or less.

As to all of the tracts of land hereinabove described, there are excepted: All easements existing over any portion of the same in favor of Alabama Power Company and any easements and rights connected therewith for public roads.

There is included in the property hereby conveyed, the entire interest in all lands herein described, both surface and minerals; provided, however, that, as to the minerals and mining rights there is conveyed only such right, title, interest and claim in and to such minerals and mining rights as the Grantors own, and no warranty, express or implied, shall be construed as being applicable to any such minerals or mining rights.

Taxes for the current tax year due October 1, 1974 are to be paid by the Grantee herein.

As a part of the consideration for this conveyance, the Grantee herein by the acceptance of this conveyance, assumes and agrees to pay the balance of the principal indebtedness amounting to \$65,000.00, together with the interest thereon, remaining unpaid and secured by that certain mortgage executed by the Grantors herein to The Travelers Insurance Company under date of December 15, 1967 and being recorded in the Office of the Judge of Probate of Jefferson County, Alabama at Birmingham in Real Volume 385 , Page 948 and in the Office of the Judge of Probate of Shelby County, Alabama in Volume 307 , Page 711 .

BOOK 284 PAGE 528

As a further consideration for this conveyance, the Grantee herein has executed his promissory note in the sum of \$580,000.00 and has secured the payment of the same by the execution to the Grantors herein of a purchase money mortgage upon said property, which said mortgage is second and subordinate to said first mortgage upon said property to The Travelers Insurance Company.

TO HAVE AND TO HOLD the said real property unto the said Grantee, his heirs and assigns forever.

And we do hereby covenant and agree with the said Grantee, his heirs and assigns: That we are lawfully seized and possessed of said property in fee simple; that we have a good right to sell and convey the same as afore-said; that the same are free from any and all encumbrances except as above stated; that we will and our heirs and personal representatives shall warrant and defend the title to said property to the said Grantee, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our signatures and seals on this 19th day of December, 1973.

Caldwell Marks
Caldwell Marks

Jeanne V. Marks
Jeanne V. Marks

William H. Spencer, III
William H. Spencer, III

Evalina B. Spencer
Evalina B. Spencer

Carson G. Inscho, Jr.
Carson G. Inscho, Jr.

Dorothy H. Inscho
Dorothy H. Inscho

Evelyn J. Haynes
Evelyn J. Haynes

W. H. Haynes
W. H. Haynes



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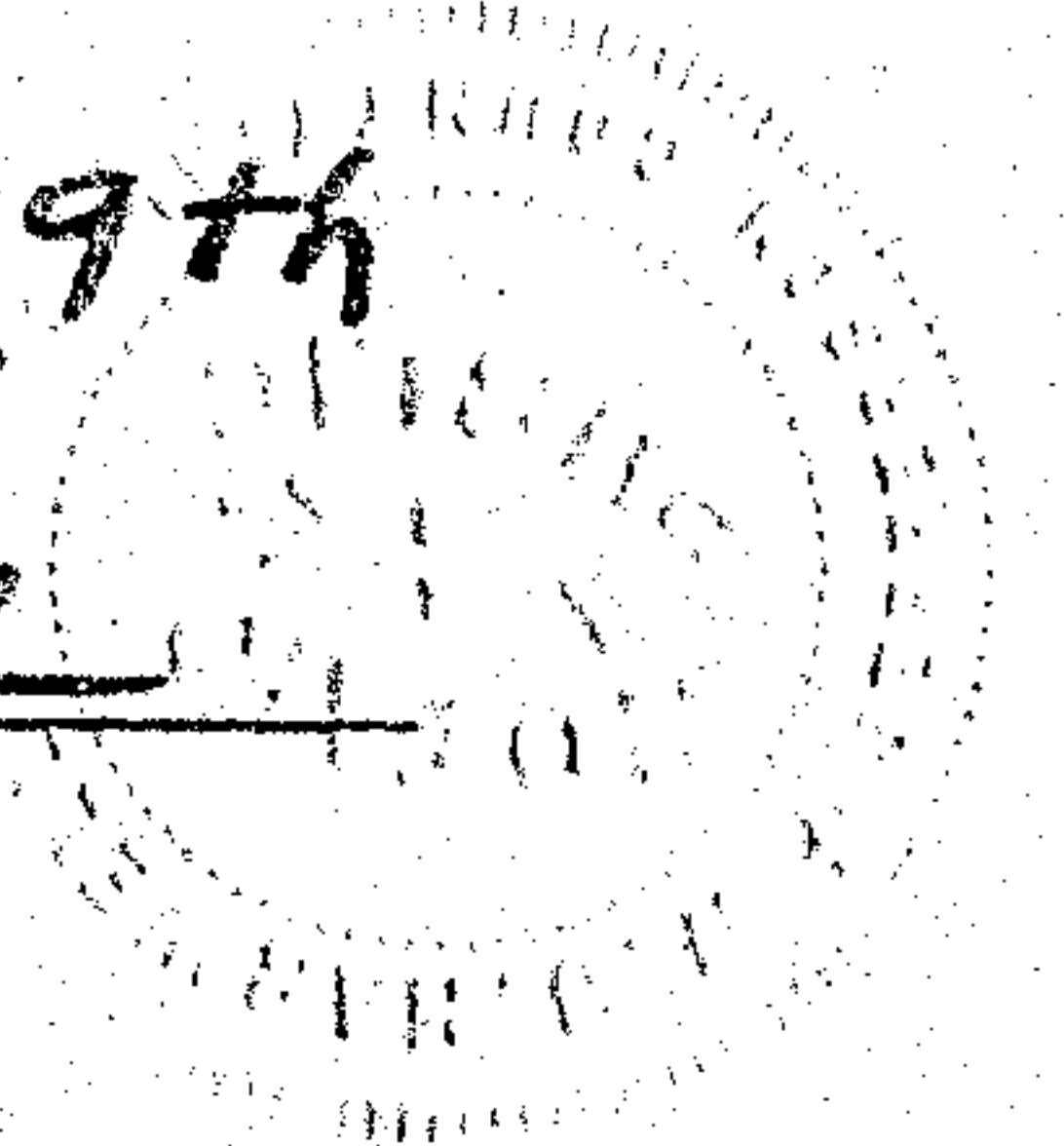
STATE OF ALABAMA)

JEFFERSON COUNTY)

I the undersigned notary public in and for said county and state do hereby certify that Caldwell Marks and wife, Jeanne V. Marks, whose names are signed to the above and foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of said conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 19th day of December, 1973.

H. J. Hummel
 Notary Public



STATE OF ALABAMA)

JEFFERSON COUNTY)

I the undersigned notary public in and for said county and state do hereby certify that William M. Spencer, III, and wife, Evalina B. Spencer, whose names are signed to the above and foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of said conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 19th day of December, 1973.

H. J. Hummel
 Notary Public



BOOK 284 PAGE 530

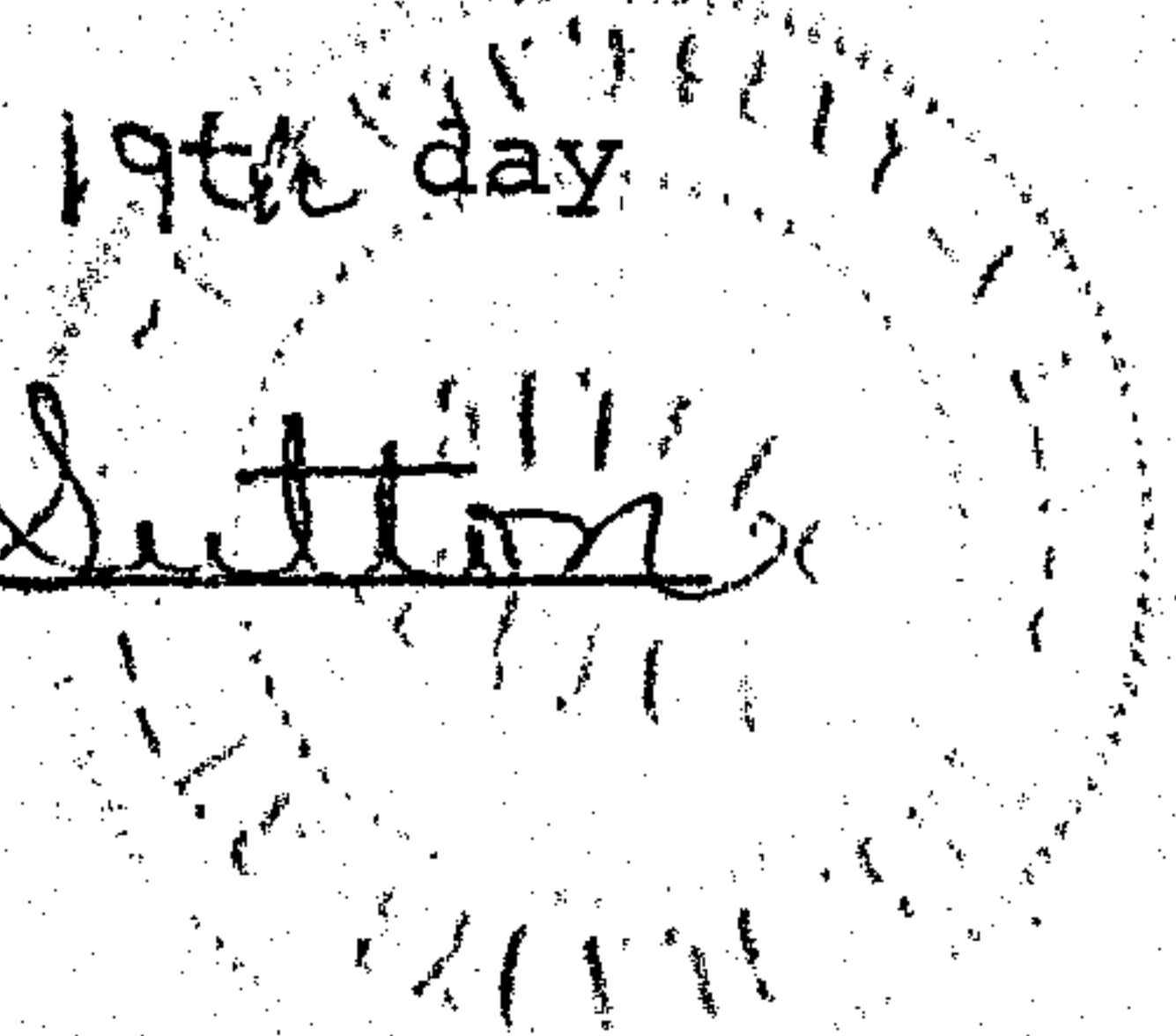
STATE OF ALABAMA)

JEFFERSON COUNTY)

I the undersigned notary public in and for said county and state do hereby certify that Carson G. Inscho, Jr., and wife, Dorothy H. Inscho, whose names are signed to the above and foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of said conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 19th day of December, 1973.

Mrs. Gladys Sutton
 Notary Public



JEFFERSON COUNTY)

Given under my hand and official seal on this 19th day of December, 1973.

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1935 DEC 28 PM 2:17
J.C.C. FILE NUMBER DR
REC. BK. & PAGE AS SHOWN ABOVE
Cordell M. Edwards
JUDGE OF PROBATE

BANK 284 PAGE 531

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