

This instrument was prepared by

(Name) Joe A. Scotch, Jr.

3084

(Address) 5353 Highway 280 South, Birmingham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19740115000002340 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
01/15/1974 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-five Thousand and No/100 - - - - - Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Thomas O. Tucker and wife, Edythe Joan Tucker

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Joseph G. Vath, Bishop of Birmingham in Alabama, a corporation Sole

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

17 Acres, more or less, being a part of Sections 27, & 22, Township 19 South, Range 2 West, Shelby County, Alabama; and more particularly described as: Parcel No. 1 - A parcel of land located in the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  and the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 22, Township 19 South, Range 2 West more particularly described as follows: Begin at the SW corner of said SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ; thence in an easterly direction along the south line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, a distance of 332.73 feet; thence 79 deg. 44 min. left in a northeasterly direction a distance of 79.68 feet; thence 10 deg. 16 min. left in a northerly direction a distance of 260 feet; thence 90 deg. right in an easterly direction of 10 feet; thence 90 deg. left in a northerly direction a distance of 393 feet, more or less, to the southeasterly right of way line of the new Cahaba Valley Road; thence in a southwesterly direction along said right of way line a distance of 620 feet to the intersection with Bishop Creek; thence in a southwesterly direction along said Bishop Creek a distance of 800 feet to the intersection with the southerly line of said SE $\frac{1}{4}$  of SW $\frac{1}{4}$ ; thence in an easterly direction along said southerly line of said SE $\frac{1}{4}$  of SW $\frac{1}{4}$  a distance of 800 feet to the point of beginning, containing 10 acres, more or less, Shelby County, Alabama. Parcel No. 2 - Begin at the Northwest corner of the E $\frac{1}{2}$  of the E $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 27, Township 19 South, Range 2 West, thence run easterly along the north boundary line of said Section 27 for 997.86 feet to the Northeast corner of the W $\frac{1}{2}$  of the W $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the

(CONTINUED ON REVERSE SIDE)

successors

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his ~~heirs, executors and assigns~~ and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, ~~heirs, executors and assigns~~ his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, ~~We~~ <sup>OUR</sup> have hereunto set ~~OUR~~ hands(s) and seal(s), this 14TH day of JANUARY, 1974.

(Seal)

Thomas O. Tucker (Seal)

(Seal)

Edythe Joan Tucker (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas O. Tucker and wife Edythe Joan Tucker whose name 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 14TH day of JANUARY, A. D., 1974.

Joe A. Scotch, Jr. Notary Public. STATE-AT-LARGE

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NE¼ of said Section 27; thence turn an angle of 88 deg. 38 min. to the right and run southerly 108.42 feet; thence turn an angle of 97 deg. 33 min. to the right and run northwesterly 1006.3 feet, more or less, to the point of beginning; This land being a part of the North one-half of Section 27, Township 19 South, Range 2 West and being 1.24 acres, more or less. Parcel No. 3 - Lots 5, 11 and 12 in Block 1 according to "Cherokee Forest", First Sector Subdivision which is situated in SE¼ of Section 22 and the NE¼ of Section 27, both in Township 19 South, Range 2 West, as shown by map of said subdivision recorded in Map Book 5 page 17 in the Probate Office of Shelby County, Alabama. Also begin at a point where the West right of way line of the Forest View Drive intersects the South line of the New Cahaba Valley Road and run in a Westerly direction along the South line of said New Cahaba Valley Road a distance of 420 feet to a point; thence turn an angle of 97 deg. 12' 30" to the left and run Southerly 206.70 feet to the Northwest corner of Lot 5 Block 1 according to said "Cherokee Forest" First Sector Subdivision; thence turn a 90 deg. angle to the left and run East 200 feet to the West right of way line of Forest View Drive; thence run in a Northerly direction along West right of way line of Forest View Drive a distance of 435.70 feet to point of beginning.

This conveyance is subject to:

1. Taxes for 1974 and subsequent years. (As to parcels 1, 2 & 3)
2. Transmission line permits to Alabama Power Company dated May 9, 1946 recorded in Deed Book 124, page 484; and dated May 21, 1966 recorded in Deed Book 243, page 761 in Probate Office. (As to Parcel 1) (And also as to Parcel 3)
3. Transmission line permit to Alabama Power Company dated Feb. 10, 1948, recorded in Deed Book 133 page 171; dated Feb. 10, 1948 and recorded in Deed Book 133, page 174. (As to Parcel 2)
4. Restrictive covenants dated 11th June 1966 and recorded in Deed Book 243, page 25 in Probate Office, and as modified and amended, as shown by Amended Restrictions dated July 18, 1970, recorded in Deed Book 263 at page 172 in said Probate Office. (As to Parcel 3)
5. Building set back line as shown on recorded Map of Subdivision. (As to Parcel 3)

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1974 JAN 15 AM 9:43  
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
Cons. M. J. ...  
JUDGE OF PROBATE

RETURN TO:  
Return to Sadler, Sadler, Sullivan & Sharp  
1750 1ST NAT. - SOUTHERN NAT'L BLDG  
BIRMINGHAM, ALA. 35203

TO

WARRANTY DEED

STATE OF ALABAMA,  
County.

Judge of Probate

LAWYERS TITLE INSURANCE CORPORATION  
Title Insurance  
BIRMINGHAM, ALA.

DEED TAX \$ 2.65  
RECORD FEE \$  
TOTAL \$