

STATE OF ALABAMA)

SHELBY COUNTY)



19740125000004000 1/3 \$.00
Shelby Cnty Judge of Probate, AL
01/25/1974 12:00:00 AM FILED/CERT

3319

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations in hand paid by Roger C. Champion and wife Donna S. Champion to THE FIRST NATIONAL BANK OF BIRMINGHAM, Birmingham, Alabama, as Executor of and Trustee under the Will of W. G. Nichols, deceased, (hereinafter called Grantor), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Roger C. Champion and wife Donna S. Champion, (hereinafter called Grantees), the following-described real estate located in Shelby County, Alabama, to-wit:

AN UNDIVIDED 1/2 INTEREST IN:

PARCEL I: Part of the SE $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West, more specifically described as: Begin at the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West; thence N along the W line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$, 225.0 ft; thence right 97° 00' 158.0 ft; thence left 93° 5' 278.12 ft; thence 96° 55' left 176.0 ft the the W line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence 93° 00' right and N along the W line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, 834.1 ft to the NW corner of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence 89° 11' 5" right and E along the N line of said $\frac{1}{4}$ - $\frac{1}{4}$, 449.26 ft; thence 81° 11' right 277.58 ft; thence 2° 3' left 233.02 ft; thence 3° 00' right 119.52 ft; thence 79° 15' left 350.26 ft; thence 99° 02' left 93.0 ft; thence 93° 15' right 202.3 ft; thence 66° 17' right 103.0 ft; thence 20° 45' left 208.49 ft; thence 4° 30' right 213.1 ft to the N right-of-way line of the Southern Railroad; thence 84° 31' right and along said right-of-way a distance of 1,389.76 ft to a point; thence 85° 19' right 613.79 ft to the point of beginning.

PARCEL II: Commence at the NW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West; thence run E along the N line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 449.26 ft; thence turn an angle of 81° 11' to the right and run a distance of 277.58 ft; thence turn an angle of 2° 03' left and run a distance of 233.02 ft; thence turn an angle of 3° 00' to the right and run a distance of 119.52 ft; thence turn an angle of 79° 15' left and run a distance of 350.26 ft; thence turn an angle of 99° 02' left and run a distance of 93.00 ft; thence turn an angle of 93° 15' right 202.30 ft; thence 66° 17' right 103.00 ft; thence 20° 45' left 208.49 ft; thence 4° 30' right 213.10 ft; thence 95° 25' left 298.08 ft to the point of beginning; and a point on the S right-of-way line of the Southern Railroad; thence turn an angle of 136° 41' right 519.93 ft; thence 88° 47' right 157.79 ft; thence 91° 30' left 104.49 ft to the N right-of-way line of the Columbiana By-Pass (Alabama Highway #25); thence 68° 37' right and run along said highway right-of-way 15.06 ft to the P.C. of a curve; thence continue along said right-of-way line through a curve whose delta angle is 15° 56' left, tangent distance is 443.73 ft, radius is 3,170.63 ft, length of arc is 883.56 ft; thence 30° 13' right from a tangent of said curve 149.33 ft; thence 93° 08' right 199.40 ft to the S right-of-way line of the Southern Railroad; thence 65° 02' right and run along said right-of-way line 247.55 ft to the P.C. of a curve; thence continue along said right-of-way through a curve whose delta angle is 15° 02' left, tangent distance is 396.33 ft, radius is 3,003.64 ft, length of arc is 788.10 ft, to the P.T. of said curve; thence continue along said right-of-way 409.78 ft to the point of beginning, situated in the SE $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West.

LESS AND EXCEPT Lots 17 and 18, of the Nichols Addition to Columbiana, Alabama.

TO HAVE AND TO HOLD unto the said Roger C. Champion and wife Donna S. Champion, their heirs and assigns forever.

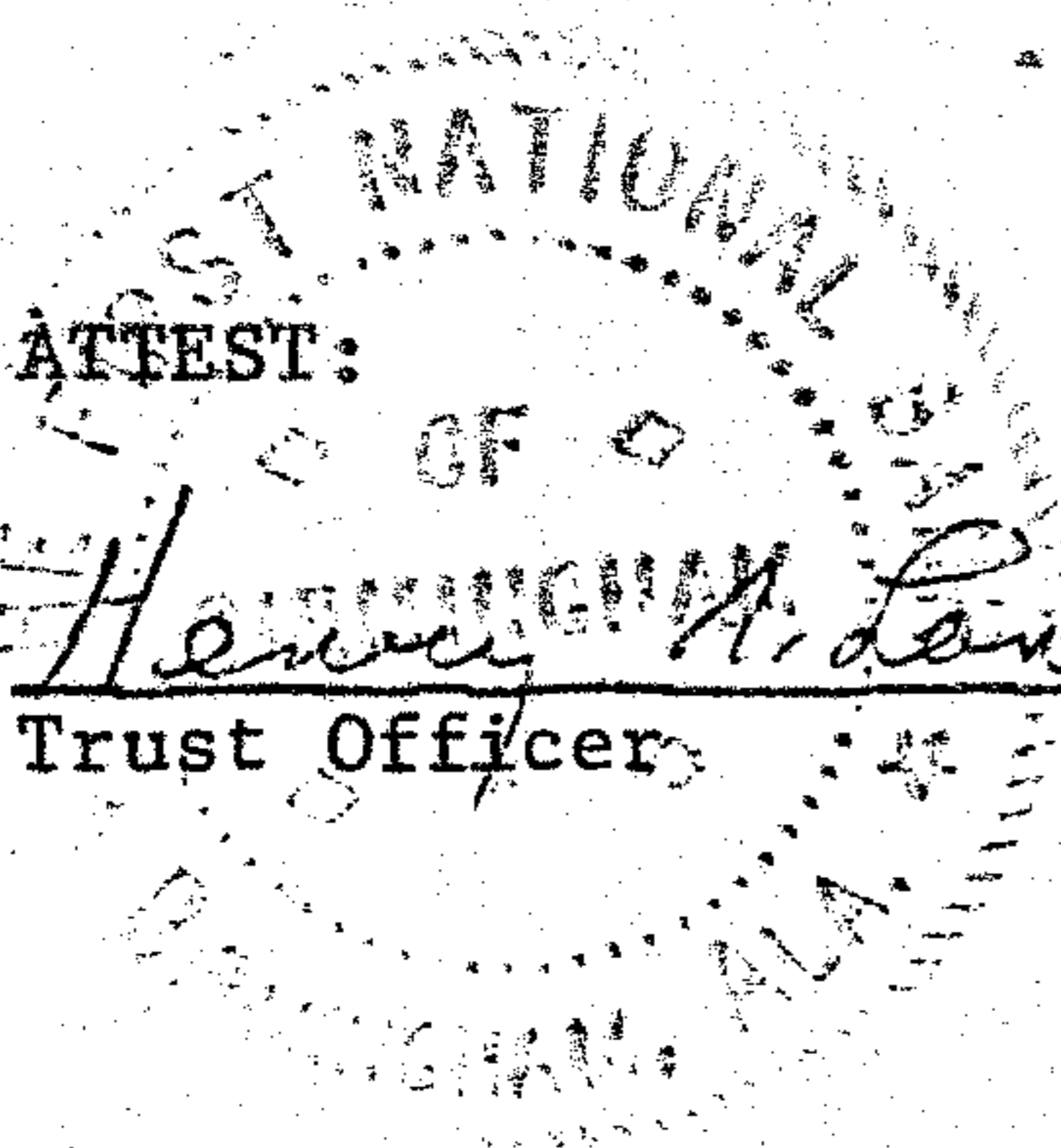
It is specifically understood and agreed that the Grantor has executed this conveyance subject to:

1. The lien for ad valorem taxes due and payable October 1, 1974, which the Grantees herein assume and agree to pay.
2. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matter not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. All Streets, Avenues and Alleys, dedicated by the survey of Nichols Addition to Columbiana recorded in Map Book 3, Page 74.
4. Right-of-Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 269, Page 75; Deed Book 104, Page 152; Deed Book 129, Page 76; Deed Book 133, Page 281; Deed Book 141, Page 605; Deed Book 154, Page 26; and Deed Book 241, Page 343.
5. Right-of-Way and Pole Permit granted to Southern Bell Telephone and Telegraph Company, by instrument recorded in Deed Book 246, Page 894.

This instrument is executed without warranty or representation of any kind on part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.


This instrument is executed by the undersigned solely in the representative capacity named herein and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacities, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, THE FIRST NATIONAL BANK OF BIRMINGHAM, Birmingham, Alabama, has caused this conveyance to be executed in its name on its behalf in its capacity as Executor and Trustee as aforesaid on this the 18TH day of JANUARY, 1974.

ATTEST:

Henry A. Love Jr.
Trust Officer

THE FIRST NATIONAL BANK OF BIRMINGHAM,
Birmingham, Alabama, as Executor of and
Trustee under the Will of W. G. Nichols,
deceased.

BY: 
Vice President and Trust Officer


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BOOK 285 PAGE 25

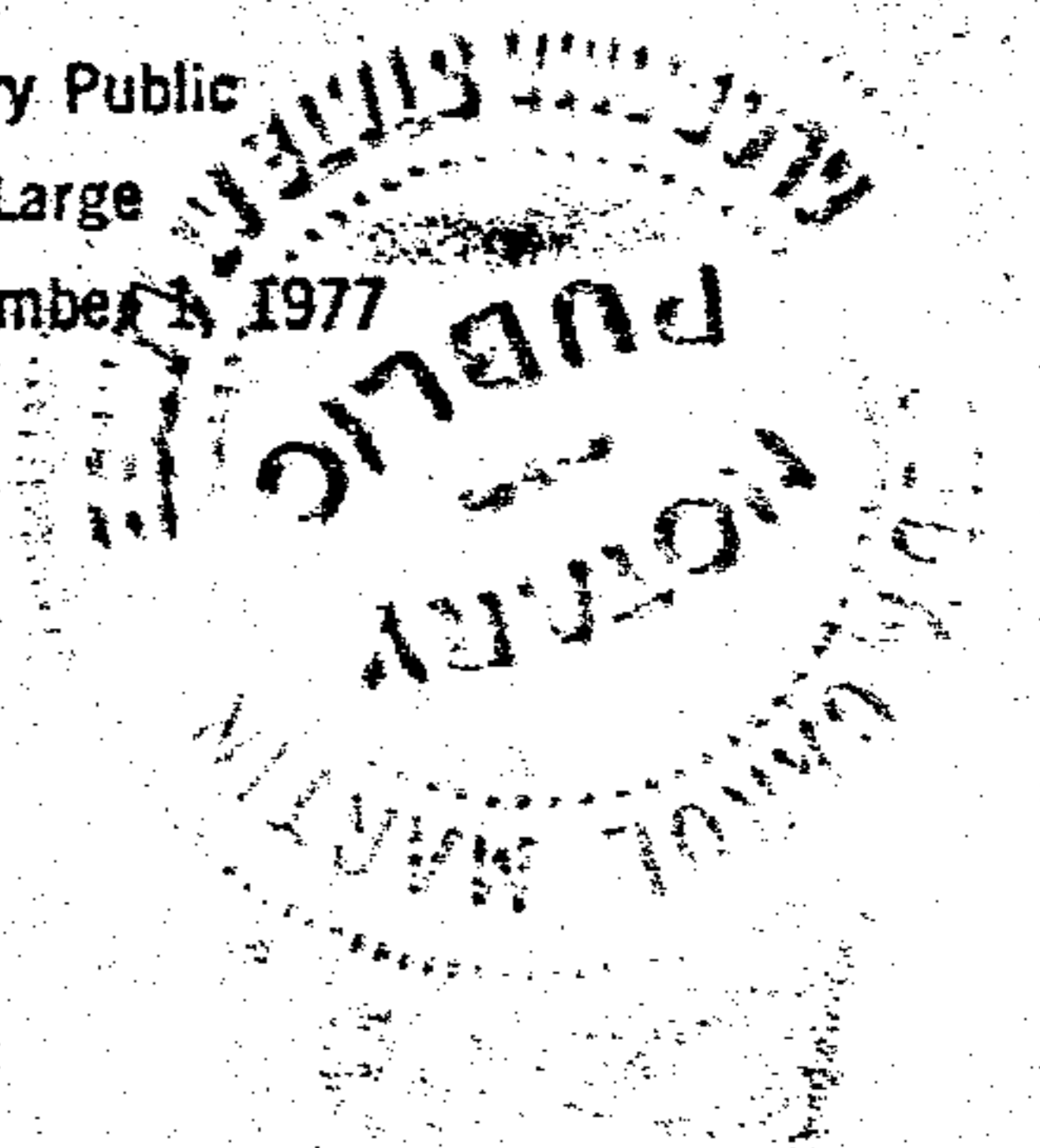
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that E. W. Brabston and Henry A. Long, Jr., whose names as Vice President and Trust Officer, and Trust Officer, respectively, of THE FIRST NATIONAL BANK OF BIRMINGHAM, a corporation as Executor and Trustee under the Will of W. G. Nichols, deceased, 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 said conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in the capacity as Executor and Trustee as aforesaid.

Given under my hand and official seal this the 18th day of January, 1974.

Judy Carol Martin
NOTARY PUBLIC

Judy Carol Martin, Notary Public
State of Alabama at Large
My commission expires November 4, 1977



BOOK 285 PAGE 26



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STATE OF ALA. SHELBY CO.
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INSTRUMENT WAS FILED
1974 JAN 25 PM 2:54
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
C. J. Martin