

STATE OF ALABAMA)
COUNTY OF SHELBY)

3859

19,325.00



19740227000009590 1/3 \$.00
Shelby Cnty Judge of Probate, AL
02/27/1974 12:00:00 AM FILED/CERT

This instrument prepared by:
DANIEL M. SPITLER
1200 City Natl. Bank Bldg.
Birmingham, Alabama 35203

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to the undersigned grantor, W. M. Humphries Development Company, Inc., a corporation, in hand paid by James H. Murphy, the receipt of which is hereby acknowledged, the said W. M. Humphries Development Company, Inc., a corporation, does by these presents grant, bargain, sell and convey unto the said James H. Murphy, an undivided two and one-half percent (2-1/2%) interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in Section 1, Township 20 South, Range 3 West, more particularly described as follows: Begin at the NE corner of said Section 1; thence South along the East line thereof, a distance of 1326.0 feet; thence 45° 51' right, in a Southwesterly direction, a distance of 2025.0 feet; thence 90° right, in a Northwesterly direction, a distance of 682.0 feet; thence 81° 04' right, in a Northeasterly direction a distance of 663.0 feet; thence 90° left, in a Northwesterly direction, a distance of 500.0 feet; thence 90° right, in a Northeasterly direction, a distance of 1807.34 feet to a point on the North line of said Section 1; thence 55° right, in an Easterly direction, a distance of 844.43 feet to the point of beginning, containing 74.158 acres. Situated in Shelby County, Alabama.

Together with a right of way for ingress and egress to and from subject property, more particularly described as follows: A 50 foot wide parcel of land located in the NW-1/4 of the NW-1/4 of Section 6, Township 20 South, Range 2 West, more particularly described as follows: Commence at the SW corner of the NW-1/4 of the NW-1/4 of Section 6, Township 20 South, Range 2 West; thence in a Northerly direction along the Westerly line of said 1/4-1/4 section, a distance of 25 feet to the point of beginning, said point being in the center line of herein described 50 foot wide parcel of land, said parcel being 25 feet each side of herein described center line; thence 89° 10' right, in an Easterly direction, a distance of 56.05 feet to the beginning of a curve to the left, having a central angle of 73° 32', and a radius of 119.93 feet; thence Northeasterly along said curve, a distance of 153.92 feet to end of said curve and the beginning of a curve to the right, having a central angle of 23° 18' and a radius of 242.51 feet; thence Northeasterly along said curve, a distance of 98.62 feet to end of said curve; thence Northeasterly a distance of 715.64 feet to the beginning of a curve to the right, having a central angle of 16° 02' 30" and a radius of 354.83 feet; thence Northeasterly along said curve, a distance of 99.34 feet to end of said curve; thence Northeasterly a distance of 27.50 feet to the beginning of a curve to the left, having a central angle of 35° 26' 30" and a radius of 313.17 feet; thence Northeasterly along said curve, a distance of 193.72 feet to end of said curve and the beginning of a curve to the right, having a central angle of 78° 41' and a radius of 135.26 feet; thence Northeasterly along said curve a distance of

185.75 feet to its intersection with the Westerly right of way line of U. S. Highway 31 and end of herein described 50 foot wide parcel. Situated in Shelby County, Alabama.

LESS AND EXCEPT a parcel of land located in Section 1, Township 20 South, Range 3 West, more particularly described as follows: Begin at the NE corner of said Section 1, thence in a Westerly direction along the North line of said section a distance of 138.14 feet, thence 66° 44' left in a Southwesterly direction a distance of 105.29 feet to a point on a curve to the right, said curve having a radius of 144.25 feet and a central angle of 41° 13', thence 90° left to tangent of said curve, thence along arc of said curve in a Southeasterly direction a distance of 103.77 feet, thence 90° left from tangent of said curve, in a Northeasterly direction a distance of 122.29 feet, thence 66° 24' left in a Northerly direction along the East line of said Section 1, a distance of 114.49 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to easements, restrictions and mortgages of record and ad valorem taxes due October 1, 1974, which are a lien but not payable.

TO HAVE AND TO HOLD, To the said James H. Murphy, his heirs and assigns forever.

And said W. M. Humphries Development Company, Inc., a corporation, does for itself, its successors and assigns, covenant with the said James H. Murphy, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall warrant and defend the same to the said James H. Murphy, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said W. M. Humphries Development Company, Inc., by its President, W. M. Humphries, who is authorized to execute this conveyance, has hereto set its signature and seal this the 1st day of November, 1973.

W. M. HUMPHRIES DEVELOPMENT COMPANY, INC.

By W. M. Humphries
Its President

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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. M. Humphries, whose name as President of W. M. Humphries Development Company, Inc., a corporation, is signed to

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the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 1st day of November, 1973.

Daniel W. Gessle
Notary Public



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1974 FEB 27 PM 3:30

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Conrad M. Bowers
JUDGE OF PROBATE

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